

# CITY OF HARRISBURG

## DBHD

## 2009 ANNUAL REPORT



***Enhancing the quality of life in Harrisburg through the development of strong neighborhoods, the creation of a visible difference in the appearance of the City and support for the growth and vitality of our economic and community base.***



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Mayor

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Deputy Director for Planning

**DAVID E. PATTON**  
Deputy Director for Codes

## **2009 ANNUAL REPORT**

### **LOCATION OF OFFICES**

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Harrisburg, PA 17101-1681

### **ON THE INTERNET**

<http://www.harrisburgpa.gov>

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# DBHD'S MISSION

## OUR MISSION IS TO:

*Enhance the quality of life in Harrisburg through the development of strong neighborhoods, the creation of a visible difference in the appearance of the City and support for the growth and vitality of our economic and community base.*

## OUR GOALS ARE TO:

- *Promote a well-balanced community through effective planning;*
  - *Promote viable, safe, attractive neighborhoods;*
  - *Promote quality housing and building activities;*
- *Provide prompt, courteous and responsive customer service;*
- *Promote a healthy environment for businesses, employees, residents and visitors;*
- *Increase the population, the percentage of homeowners and the percentage of safe, accessible, occupied business and residential property.*

## UNDER THE GUIDANCE OF THE DIRECTOR, THE OBJECTIVES OF OUR DIVISIONS ARE:

### BUREAU OF HOUSING

Develop strong neighborhoods through the preservation of the existing housing stock, the creation of homeownership opportunities, construction of new housing, and the promotion of the physical, economic and social welfare of the residents.

Measurements and indicators used to evaluate progress include the number of vacant properties acquired; residential dwelling units restored, constructed, occupied and rented or sold; vacant lots returned for taxable use; established Adopt-A-Blocks; public improvement and community facility projects; grants for homeownership, lead hazard reduction, façade improvement, and homeless shelter/services; and technical assistance to for-profit business, non-profit organizations and citizens to identify and secure the resources and programs to meet their needs.

### BUREAU OF CODES

To create safer neighborhoods through aggressive code enforcement on irresponsible property owners; to foster programs that allow citizens to be a part of the solution; and to provide technical assistance to businesses, consultants and individuals on methods and processes to meet various building, zoning and health codes.

Measurements and indicators used to evaluate progress include the number of plan reviews; building, zoning, plumbing, electrical and health permits issued; property inspections; citations for building, zoning and other code violations and condemnation orders issued; site inspections; buildings cleaned and sealed; certificates of compliance with building, flood, historic and health codes; and technical assistance to businesses, contractors and property owners regarding the development of their plans and property.

## **BUREAU OF PLANNING**

To promote orderly future growth and development of the City through long-range comprehensive planning. To promote and facilitate physical development plans; to preserve and enhance districts of historical and architectural significance. To collect, analyze, and distribute timely information on planning and community development issues. To develop and apply the City's Geographic Information System (GIS) to all areas of development including the identification of all pertinent physical attributes of a property (flood plain, historic district, and zoning).

Measurements and indicators used to evaluate progress include the number of development applications reviewed by the Harrisburg Planning Commission, Zoning Hearing Board and Historic Architectural Review Board; environmental reviews and clearances for federally funded programs; implementation of comprehensive and neighborhood plans; research, monitoring and promotion of plans for accessibility and fair housing; and technical assistance to businesses, consultants and property owners on the plan review and permitting process.

The actual accomplishments of each division during 2009 are more fully described in the sections that follow.

## **OFFICE OF THE DIRECTOR**

The Department of Building and Housing Development (DBHD) consists of 31 staff assigned to the following operational divisions: Office of the Director, Bureau of Codes, Bureau of Housing, and Bureau of Planning. The Office of the Director is responsible for directing the operations of the entire department and for managing a number of special projects sponsored by the City and the Redevelopment Authority of the City of Harrisburg.

Throughout the year, the Director advised Federal, State and local legislators, developers, attorneys, and financial advisors and institutions on matters relating to code enforcement, land development, zoning, accessibility, health, urban redevelopment law, public infrastructure, reinvestment projects, employment and training programs, and the property condemnation process.

### **CITY DEVELOPMENT**

In addition to the everyday functions in coordinating the administrative and policy functions within City government, the Director also serves as the City's representative on the following boards and commissions to cause actions in concert with development policies:

- Redevelopment Authority of the City of Harrisburg
- Vacant Property Reinvestment Board

### **SCHOOLS**

The Director joined two separate committees focused upon two separate schools moving in different directions.

The William Penn High School is reviewing both its curriculum and physical growth plans. The Director has been involved with two subcommittees that consider each type of plan. The first committee will explore alternative physical layouts of other existing vocational training schools in the region and state. The second committee will consider the current and projected career demand models that will suggest changes to programming to better set students for a successful career. The committee recognizes that the physical plant of the school must set a proper learning center that ties the academic to the applied practice of the vocational training.

The Roman Catholic Church's Diocese of Harrisburg has announced the relocation of Bishop McDevitt High School to a site outside the City. While the decision does not sit well for proper use of resources and accessibility by the urban population, the decision has been made and the current site will be vacated in 2012 as the new high school building opens. The Director has been involved with the Re-Use Committee, identifying issues, policies and public comment that will give input to the Bishop in considering the disposition of the site. The committee's task will include release of an RFP in 2010.

### **NORTHERN GATEWAY**

The Director has worked in concert with the City Engineer on the identification and acquisition of key properties allowing for the widening of 7<sup>th</sup> Street between Reily Street and Maclay Street. The Director continues to work with the City Engineer on identifying monies for reinforcement of existing utilities' infrastructure and the Maclay Street Bridge. Upon completion of the widening, redevelopment plans and actions will be carried out with both public and private entities to create a mixed-use development inviting commuters and visitors into the City from the north via Cameron Street to Maclay Street.



### **FEDERAL COURTHOUSE**

The Director was also involved in discussions and research regarding the location of a new federal courthouse within the City. A site at 6<sup>th</sup> and Reily Streets can serve as an additional catalyst to the development currently underway and in the planning stages of the Midtown. The federal agency, the General Services Administration, strove to focus upon using the current downtown site, causing the displacement of government services as well as affecting local businesses. The City continues to work with legislators on a workable solution.

### **MINORITY BUSINESS DEVELOPMENT**

By fostering and maintaining a good working relationship with the private business sector, the Director has been able to achieve a significant minority contracting record through the department's activities. Once again this year, the cumulative results of all contracting opportunities since 1984 have allowed minority and women business enterprises to surpass 51% of all contract dollars awarded.

### **REGIONAL PLANNING**

The Director serves as the City's representatives on a number of regional efforts, advocating City policies encouraging equitable and sound development in various regional planning activities. During 2009 the Director participated in:

- Tri-County Regional Planning Commission (TCRPC)
- Harrisburg Area Transportation Study (HATS), the Metropolitan Planning Organization for transportation issues and projects
- HATS Regional Transportation Plan 2030 update task force
- South Central Assembly for Effective Governance's Land Use and Growth Management Advisory Committee
- 10,000 Friends of Pennsylvania Policy Advisory Council
- Paxton Creek Watershed and Education Association
- PennDOT Transportation and Land Use Plan Focus Group
- Urban Land Institute Central Pennsylvania Committee

# BUREAU OF HOUSING

## SUMMARY OF 2009 ACCOMPLISHMENTS

New or rehabilitated single-family homes produced .....	52
New or rehabilitated single-family homes under development .....	10
New or rehabilitated single-family homes on the market .....	14
New or rehabilitated single-family homes sold .....	10
New or rehabilitated rental units assisted .....	25

### Ethnic Statistics for DBHD Housing Initiatives' Clients

Caucasian: .....	72%
African-American: .....	14%
Other: .....	14%

### Average rehabilitation costs (*including lead hazard reduction*)

<b>Homeownership Opportunities Program:</b>	\$138,855.00
<b>Home Improvement Program:</b>	\$24,025.44
<b>Homeowners Emergency Loan Program:</b>	\$3,777.20
<b>Lead Hazard Control Grant Program:</b>	\$8,247.81

## HOUSING BUREAU PROGRAM ADMINISTRATION

### CONSOLIDATED PLAN

The City of Harrisburg utilizes the Five-Year Consolidated Plan (2005-2010), adopted in 2005, as a tool to provide a comprehensive vision and goals for the use of federal funds passed through the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grant Program (CDBG), the HOME Investment Partnership Program (HOME) and the Emergency Shelter Grant Program (ESG). The City of Harrisburg is a formula grantee and receives HUD funding each year in October directed toward the implementation of the Consolidated Plan.

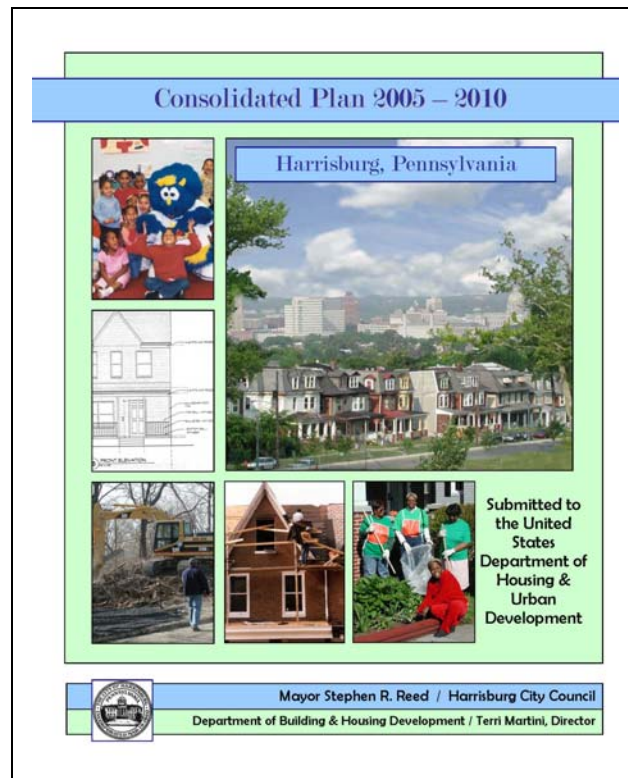
The Plan outlines the City's housing needs as related to the availability of and access to affordable housing, fair housing, infrastructure, economic development and assistance to the homeless. Through a process of consultation with the community, the City developed Goals and Objectives for addressing these needs. The Consolidated Plan charts a strategic course of action for revitalization and community development. Benchmarks for performance under the specific goals and objectives have been established by which the City and its Citizens can track the performance of the programs established by the City.

Based on data compiled - a relatively high rate of vacant housing units, a proportionally higher rate of low/moderate-income renter to owner households, the age and condition of the housing stock – Harrisburg's neighborhoods benefit greatly from ongoing efforts to promote homeownership and housing rehabilitation activities. These activities, combined with reclamation of vacant parcels for new housing development have been the top priority for the City in the coming years.

## FIVE YEAR STRATEGIC PLAN

The guiding vision of the 5-years covered by the Consolidated Plan is to ensure Harrisburg is a stable, thriving residential and business community with a population of at least 50,000 persons. To achieve this vision, the following goals have been established.

- GOAL 1:** Increase total occupied housing inventory to 25,000 dwelling units.
- GOAL 2:** Stabilize neighborhoods through increased homeownership, achieved by attracting new resident homebuyers, transforming existing tenants to homeowners, and accommodating households of all incomes, races and special needs.
- GOAL 3:** Stabilize property values by ensuring all property is maintained in a decent, safe and sanitary condition and removing abandoned and blighted properties.
- GOAL 4:** Ensure homeless individuals and families throughout the region have access to needed shelter and services.
- GOAL 5:** Ensure ongoing business development or expansion and job creation.
- GOAL 6:** Integrate community development efforts, including homeless assistance, in coordinated, comprehensive approach that achieves individual self-sufficiency and neighborhood revitalization.



## HOMEOWNERSHIP PROGRAMS AND PROJECTS – DBHD INITIATIVES

### HOMEOWNERSHIP OPPORTUNITIES PROGRAM (HOP)

Funded through the City's Community Development Block Grant (CDBG) Federal Entitlement Program, the Homeownership Opportunities Program (HOP) is used to acquire blighted, vacant single-family residential structures to rehabilitate and sell to low- and moderate-income owner occupants. CDBG funds are used for rehabilitation in coordination with funding provided through the Lead Hazard Control Program. The City and non-profit housing development agencies perform rehabilitation citywide. The average cost per square foot rose between 2004 and 2005. In 2006, the average rehabilitation cost per square foot was \$83.72 and in 2007, the average cost dropped slightly to \$79.09 per square foot. In 2008, the cost per square foot again dropped to \$74.16. In 2009 the cost per square foot rose to \$89.00 most likely due to price increases for construction materials and Energy Star Requirements.



*23 South 17<sup>th</sup> Street, Before*



*23 South 17<sup>th</sup> Street, After*

	HOP Rehabilitation Phases						
Property	Acquisition	Gutting	Specification Writing	Out-to-Bid/Contract Awarded	Construction	For Sale	Sold
609 Oxford	√	√	√	√	√	√	√
611 Oxford	√	√	√	√	√	√	√
612 Oxford	√	√	√	√	√	√	
88 N. 17 <sup>th</sup>	√	√	√	√	√	√	
90 N. 17 <sup>th</sup>	√	√	√	√	√	√	
2521 N. 6 <sup>th</sup>	√	√	√	√	√	√	√
2523 N. 6 <sup>th</sup>	√	√	√	√	√	√	
619 Oxford	√	√	√	√	√	√	
614 Oxford	√	√	√	√	√	√	
616 Oxford	√	√	√	√	√	√	
1420 N. 4 <sup>th</sup>	√	√	√	√	√	√	√
77 N. 17 <sup>th</sup>	√	√	√	√	√	√	√
613 Oxford	√	√	√	√	√	√	
2519 N. 6 <sup>th</sup>	√	√	√	√	√	√	
340 Harris	√	√	√	√	√	√	√
23 S. 17 <sup>th</sup>	√	√	√	√	√	√	√
338 S. 17 <sup>th</sup>	√	√	√	√	√		
2332 N. 6 <sup>th</sup>	√	√	√	√			
2308 Jefferson	√	√	√	√	√		
448 Hamilton	√	√	√	√	√		
2506 Agate	√	√					
2433 N. 6th	√	√	√	√			
2435 N.6th	√	√	√	√			
617 Oxford	√						
1150 Mulberry	√	√	√	√			
1249 Mulberry	√	√					
2550 Agate	√	√					

The average list price for the nine homes for sale to owner-occupants was \$53,900.00 and the average price for the seven homes sold was \$66,986.00.

Address	Date Sold	Purchase Price
611 Oxford St	5/29/09	\$54,900.00
77 N. 17 <sup>th</sup> St.	6/5/2009	\$50,000.00
1420 N. 4 <sup>th</sup> St.	6/22/09	\$84,900.00
2521 N. 6 <sup>th</sup> St	7/02/2009	\$66,400.00
340 Harris St.	10/23/2009	\$94,900.00
23 S. 17 <sup>th</sup> St.	11/04/2009	\$62,900.00
609 Oxford St.	12/17/2009	\$54,900.00
	<b>Total Sales</b>	<b>\$468,900.00</b>

The homebuyers' incomes fell in the following ranges :One purchase in the 0-30% range Two purchasers in the 31-50% range, Four purchasers in the 51-80% range and X purchaser in the over 80% median income range for the Harrisburg-Lebanon-Carlisle MSA. Buyer ethnicity was 58% African-American, 14% Caucasian, 14% Asian and 14% Hispanic. Of the buyers, 0% female Head of Household with children.

## **HOMEBUYER ASSISTANCE PROGRAMS**

The Bureau of Housing administered two homebuyer assistance programs in 2009 that assisted qualified residents purchasing a home within the City of Harrisburg.

**THE HOMEOWNERSHIP IMPACT LOAN (HIL)** program provides forgivable loans of up to \$10,000 to assist stable renters in buying the single-family home they currently rent. To qualify, applicants must be low/moderate-income, have occupied the property as a tenant for a minimum of one year and be able to qualify for a mortgage. In 2009, the HIL program received inquiries from approximately thirty-six applicants; however, no applicants completed the necessary requirement to receive financial assistance from the program. The tight credit markets, fueled largely by the subprime mortgage fallout, have created difficult conditions for low-moderate income applicants seeking mortgage loans.

**THE HOMESTEAD DOWNPAYMENT AND CLOSING COST ASSISTANCE PROGRAM (HOMEstead)** through the Pennsylvania Housing Finance Agency (PHFA) provides subordinate mortgage financing (second mortgage) or up to \$20,000 to qualified first-time homeowners toward downpayment and closing costs. The HOME Investment Partnership Program (HOME) and the American Dream Downpayment Initiative, both of which are administered by the U.S. Department of Housing and Urban Development (HUD) provides the funding for the program. The PHFA is a sub-recipient of HOME funds through the Pennsylvania Department of Community and Economic Development. The amount of funds approved will depend upon the assets and needs of the borrowers. The HOMEstead Program took the place of the Mortgage Tax Credit Certificate Program. In 2009, six first time homeowners participated in the Homestead Downpayment and Closing Cost Assistance Program, receiving a cumulative \$41,485 in assistance.

## **HARRISBURG FAIR HOUSING COUNCIL**

The Harrisburg Fair Housing Council received \$20,000 of CDBG funds in 2009 to provide home ownership counseling services and First-Time Home Buyers Workshops to the residents of the City of Harrisburg.

The City has allocated a total of \$70,000 in CDBG funds to the project since 2006.

## HOMEOWNER REHABILITATION PROGRAMS

### HOME IMPROVEMENT PROGRAM (HIP)

The Home Improvement Program (HIP) provides grants and loans for the rehabilitation of homes owned and occupied by low-/moderate-income homeowners to repair code violations and repair or update major home systems. The HIP is funded through the City's HOME Investment Partnership Federal Entitlement program. To qualify for assistance under the HIP, homeowners must meet the following requirements: the property to be rehabilitated must be owned by the individual(s) residing in the home; the total annual income of all household members must not exceed 80% of the area median income; homeowners must not have debt in excess of the value of the property (debt includes the purchase mortgage, HIP assistance, and any other loan secured by the property); and lastly, the homeowner must have adequate, current fire insurance on the structure to be rehabilitated. Those applicants who do not qualify due to credit problems are referred to a credit-counseling agency for counseling. In HOME Program Year 2009 (October 1, 2009-September 30, 2009), the City allocated \$307,063 for the HIP Program.

The waiting list of 34 applicants from the previous year (200) was reduced to zero; 23 applications were processed and 11 applicants were decertified. Staff handled and sent out *new* requests for information to approximately 42 residents in 2009.

Rehabilitation of sixteen (16) homes was completed.

- Of the homes rehabbed, thirteen (13) were Female Headed Households.
- Client Race/Ethnicity: 98% African American, 2% were Caucasian.
- Average rehabilitation cost, including lead grant funds: \$23,276.

Address	Contractor	Lead	City Grant	Loan	Total Rehab
41 North 19 <sup>th</sup> Street	B.C.E., Inc.	\$4,000.00	\$20,000.00	\$1,564.00	\$25,564.00
637 Emerald Street	Pascual Navarro		\$20,000.00	\$465.00	\$20,465.00
720 North 16th St.	Kemar, Inc.	\$8,600.00	\$20,000.00	\$50.00	\$28,650.00
1431 Berryhill Street	Pascual Navarro	\$12,385.00	\$18,937.00		\$31,322.00
1608 Derry Street	Kemar, Inc.	\$7,000.00	\$20,000.00	\$4,062.00	\$31,062.00
1714 North 5 <sup>th</sup> Street	B.C.E., Inc.	\$15,000.00	\$20,000.00	\$3,305.00	\$38,305.00
1829 Herr Street	B.C.E., Inc.	\$13,523.00	\$11,000.00		\$24,523.00
2131 North 4 <sup>th</sup> Street	Kemar, Inc.	\$1,800.00	\$20,000.00	\$185.00	\$21,985.00
2422 Jefferson Street	Kemar, Inc.	\$13,775.00	\$20,000.00	\$2,270.00	\$36,045.00
2632 Waldo Street	Pascual Navarro	\$6,585.00	\$7,365.00		\$13,950.00
213 Crescent Street	B.C.E., Inc.		\$12,177.00		\$12,177.00
2927 Croyden Road	B.C.E., Inc.	\$940.00	\$5,000.00		\$5,940.00
2261 Kensington St.	Pascual Navarro	\$3,540.00	\$12,815.00		\$16,355.00
2131 North 4 <sup>th</sup> Street	Kemar, Inc.	\$2,250.00	\$20,635.00		\$22,885.00
2224 North 6 <sup>th</sup> Street	Pascual Navarro	\$13,059.00	\$12,990.00		\$26,049.00
2309 Logan Street	Pascual Navarro	\$12,065.00	\$17,065.00		\$29,130.00
<b>TOTAL</b>		<b>\$114,522.00</b>	<b>\$257,984.00</b>	<b>\$11,901.00</b>	<b>\$384,407.00</b>

At the end of 2009, (516 Curtin Street, 644 Seneca Street, 1421 South 14<sup>th</sup> Street, 1522 South 13<sup>th</sup> Street, 1817 Market Street, 1851 Regina Street and 2019 Whitehall Street) were under construction.

### HOMEOWNERS EMERGENCY LOAN PROGRAM (HELP)

In late 2006, the Bureau created and funded through the CDBG program, an emergency home repair program. The Homeowners Emergency Loan Program (HELP) was designed to provide assistance to homeowners in need of emergency repairs due to substandard housing conditions. Substandard conditions include those posing a serious threat to the health, safety or welfare of the household that affect the immediate livability of the home. Emergency assistance shall be granted based on priority and eligibility of emergency and availability of funding. To qualify for assistance under the HELP Program, homeowners must meet the following requirements: the property to be rehabilitated must be owned by the household residing in the home; the total annual income of all household members must not exceed 80% of the area median income; homeowners must not have debt in excess of the value of the property. Debt includes the purchase mortgage, HELP assistance, and any other loan secured by the property. In HELP Program Year 2009 (October 1, 2009 - September 30, 2009), the City allocated \$100,000 in CDBG funds for the HELP.

The entire waiting list of 14 applicants from 2007 was processed (table below). Staff handled and sent out *new* requests for information to approximately 25 residents in 2008.

Rehabilitation of 20 homes were completed

- Of the homes completed, 16 were Female Head of Household, 4 were Male Head of Household, and 10 (50%) were elderly.
- Client Race/Ethnicity: 59% African American, 25% Caucasian, 15% Hispanic, 1% Chinese.
- Average rehabilitation cost: \$3,777.20.

Address	Contractor	City HELP Grant
3152 North 6 <sup>th</sup> Street	Eshenaur's Fuels	\$3,455.00
307 Daisy Street	H.L. Bowman	\$4,008.00
2134 Susquehanna Street	Eshenaur's Fuels	\$4,215.00
1835 Briggs Street	Renovations Co.	\$880.00
1207 Derry Street	Renovations Co.	\$4,173.00
2146 Green Street	Kemar, Inc.	\$3,500.00
1614 Herr Street	Renovations Co.	\$1,774.00
2737 North 5 <sup>th</sup> Street	Pascual Navarro	\$5,000.00
1703 North 5 <sup>th</sup> Street	Pascual Navarro	\$4,570.00
342 Harris Street	Kemar, Inc.	\$4,775.00
1201 Chestnut Street	Kemar, Inc.	\$550.00
2220 Berryhill Street	Kemar, Inc.	\$4,595.00
45 North 18 <sup>th</sup> Street	Pascual Navarro	\$5,000.00
103 South Summit Street	Pascual Navarro	\$4,349.00
1714 Susquehanna Street	Pascual Navarro	\$2,975.00
1219 Hudson Street	Kemar, Inc.	\$3,975.00
43 North 18 <sup>th</sup> Street	Kemar, Inc.	\$5,000.00
2336 Kensington Street	B.C.E., Inc.	\$2,953.00
745 Girard Street	Eshenaur's Fuels	\$4,807.00
1611 Chestnut Street	B.C.E., Inc.	\$4,990.00
<b>TOTAL</b>		<b>\$75,544.00</b>



### LEAD BASED PAINT HAZARD CONTROL PROGRAM

The City's Lead Based Paint Hazard Control Program addresses lead hazards in residential properties, provides risk assessments of rental properties, owner-occupied properties, properties with EBL Children and public education activities.

In late 2007, HUD awarded the City of Harrisburg a \$2.1 million grant to perform lead hazard control in 140 housing units in the City. The City is also a subrecipient of \$248,987 under the Pennsylvania Department of Health's 2007 LHC grant from HUD to perform lead clearances on 25 units. The Department of Health grant was completed in September 2009. The City of Harrisburg was awarded a new grant to start in January 2010 as a subrecipient of \$263,150 under the Pennsylvania Department of Health's 2009 LHC grant from HUD to perform lead clearance on 20 units.

In 2009, 48 units received dust wipe clearances, including 25 performed at rental properties, 4 performed on HOPs, 1 performed on Tri-County Housing Development Corporation builds, 17 performed on HIP's, a 1 performed on an owner-occupied home with a child having an elevated blood lead level and 1 performed on owner-occupied home with children under 6. An additional 67 properties in the HIP, HOP and Rental/Rehab programs had received lead based paint and risk assessments and were under consideration for rehabilitation during the upcoming year. Average rehabilitation in Lead Hazard Control funding cost equaled \$8,248.00

Address	Contractor	State Lead Funds	HUD Lead Funds	Other Funds	Total Rehab
2519 N. 6 <sup>th</sup> Street	Pascual Navarro	\$ 8,400.00		\$134,376.00	\$142,776.00
43 N. 18 <sup>th</sup> Street	BCE Construction	\$14,275.00			\$ 14,275.00
41 N. 19 <sup>th</sup> Street	BCE Construction		\$ 4,000.00	\$ 21,565.00	\$ 25,565.00
1829 Herr Street	BCE Construction		\$11,000.00	\$ 13,523.00	\$ 24,523.00
617 Geary Street	BCE Construction		\$ 8,700.00		\$ 8,700.00
2422 Jefferson Street	Kemar Inc.		\$13,775.00	\$ 22,270.00	\$ 36,045.00
1608 Derry Street	Kemar Inc.		\$ 7,000.00	\$ 24,062.00	\$ 31,062.00
23 S. 17 <sup>th</sup> Street	Perkins Renovations		\$ 6,500.00	\$131,704.00	\$138,204.00
340 Harris Street	Perkins Renovations		\$12,230.00	\$136,748.00	\$148,978.00
2432 Berryhill Street	Lee Construction		\$ 7,433.00		\$ 7,433.00
1617 Hunter Street	Lee Construction	\$13,995.00			\$ 13,995.00
1714 N. 5 <sup>th</sup> Street	BCE Construction		\$15,000.00	\$ 23,305.00	\$ 38,305.00
254 S. 19 <sup>th</sup> Street	Lee Construction	\$ 8,000.00		\$ 8.00	\$ 8,008.00
1610 Derry Street	Lee Construction		\$ 7,453.00		\$ 7,453.00
2131 N. 4 <sup>th</sup> Street	Kemar Inc.		\$ 2,250.00	\$ 20,185.00	\$ 22,435.00
1951 Mulberry Street	BCE Construction	\$14,728.00			\$ 14,728.00
720 N. 16 <sup>th</sup> Street	Kemar Inc.		\$ 8,600.00	\$20,050.00	\$ 28,650.00
1431 Berryhill Street	Pascual Navarro Inc.		\$12,385.00	\$18,937.00	\$ 31,322.00
2309 Logan Street	Pascual Navarro Inc.		\$12,065.00	\$15,360.00	\$ 27,425.00
1306 Berryhill Street	Lee Construction		\$ 8,000.00		\$ 8,000.00
2019 Whitehall Street	Pascual Navarro Inc.		\$10,630.00	\$ 7,700.00	\$ 18,330.00
346 Brook Street	Kemar Inc.		\$ 8,000.00		\$ 8,000.00
1343 Rolleston St. (2 units)	BCE Construction		\$ 6,400.00		\$ 6,400.00
2261 Kensington Street	Pascual Navarro Inc.		\$ 3,540.00	\$12,815.00	\$ 16,355.00

Address	Contractor	State Lead Funds	HUD Lead Funds	Other Funds	Total Rehab
2927 Croyden Road	BCE Construction		\$ 920.00	\$ 5,940.00	\$ 6,860.00
47 N. 19 <sup>th</sup> Street	BCE Construction		\$19,700.00		\$ 19,700.00
303 S. 13 <sup>th</sup> St. (2 units)	Lee Construction		\$15,585.00		\$ 15,585.00
440 S. 15 <sup>th</sup> Street	Lee Construction		\$ 920.00		\$ 920.00
1601 Putnam Street	Lee Construction	\$ 8,825.00			\$ 8,825.00
1625 Putnam Street	Lee Construction	\$8,141.00			\$ 8,141.00
1420 North 4 <sup>th</sup> Street	Perkins Renovations		\$600.00	\$ 96,349.00	\$ 96,949.00
522 South 16 <sup>th</sup> Street	Lee Construction		\$ 7,456.00		\$ 7,456.00
1335 Rolleston St. (2 units)	BCE Construction		\$ 6,400.00		\$ 6,400.00
1415 Berryhill St.	Lee Construction		\$ 8,000.00	\$141.00	\$ 8,141.00
516 Curtin St.	Kemar Inc.		\$7,250.00	\$22,015.00	\$29,265.00
1421 S. 14 <sup>th</sup> St.	Navarro		\$965.00	\$8,170.00	9,135.00
1817 Market St.	BCE		\$19,700.00		\$19,700.00
3159 N. 6 <sup>th</sup> St.	BCE		\$13,834.00		\$13,834.00
2224 N. 6 <sup>th</sup> St.	Navarro		12,990.00	\$13,059.00	\$26,049.00
1606 Naudain St.	Lee		\$5,675.00		\$5,675.00
2359 Kensington St.	Lee		\$2,265.00		\$2,265.00
2243 Greenwood St.	Lee		\$10,000.00	\$1,935.00	\$11,935.00
1851 Regina St	Kemar		\$9,600.00	\$16,635.00	\$26,235.00
2467 Harris Terrace	BCE		\$1,710.00		\$,1710.00
338 S. 17 <sup>th</sup> Street	TCHDC		\$11,000.00	\$179,580.00	\$190,580.00
<b>Total Units 48</b>		<b>\$76,364.00</b>	<b>\$319,531.00</b>	<b>\$946,432.00</b>	<b>\$1,342,327.00</b>

This year, DBHD worked with Pinnacle Health's Childhood Lead Poisoning Prevention Program (CLPPP) to provide educational activities for young children and their families. DBHD worked as well with other groups who may impact families' abilities to access lead-free housing (i.e., landlords or property owners) or identify families in need of screening or lead-safe housing (i.e., childcare workers).

The educational program utilized "STOMP", the DBHD lead mascot, to assist in spreading the message of "Stomping Out Lead Poisoning" to children. The areas emphasized were hand washing, wiping feet when coming inside a home, staying away from peeling and chipping paint, seeing the doctor for a blood test, and eating a healthy diet. The public health nurse and STOMP showed the children that STOMP is wearing a band-aid from his blood test, since many of the children in the City receive a mandatory blood test as part of their Head Start education. The children identify with his blood test, and in all seven community events, actively participated in learning about other "healthy things we can do to prevent being sick from lead." Children see a demonstration window and identify where chipping paint might be. They pantomime washing their hands and wiping their feet, and helped STOMP pack a healthy lunch from grocery items that the public health nurse made available. With grant outreach money and with the help of Liberty Mutual, child participants received a lunch bag into which they can pack their own healthy lunch. Other gifts for participants included a "Stomp T-shirt", a coloring book, crayons, lunch bag and a sticker, as well as lead poisoning prevention pamphlets to take home for their parents. Both the children and their teachers are encouraged to have parents and caregivers look through the pamphlets and through the coloring book in hopes of raising awareness among parents, since parents are

going to be able to most assist with prevention of lead poisoning in children. We received feedback from teachers and parents that this program was well-received for its attention to the developmental level of the children, its simplicity, and its resonance since the children had experienced blood tests and had questions about this experience.

Through the STOMP events, another important group other than young children and their families are made aware - childcare workers in each Head Start centers and in the YWCA daycare were encouraged by the public health nurse and DBHD representatives to refer families to DBHD if they believe that children are living in homes that could be eligible for grants and lead renovations. Childcare workers are a trusted group in our community, and they are often among the first to recognize children's needs.

Yet another group was also contacted this year through outreach initiatives. During the summer City landlords received a mailing intended to raise awareness about the availability of grant funds to renovate properties for lead safety. In addition to the mailing, the public health nurse spoke at a local Master Minds meeting (a property owner's investment group that included landlords and property managers) about lead poisoning prevention and the availability of grants.

Finally, in other educational and outreach events for the entire community, the staff of the Childhood Lead Poisoning Prevention Program coordinated presentations in the spring of 2009 at a local WIC, the Harrisburg YWCA (the lead-mobile was present at this event), and Brethren Housing to teach about lead poisoning prevention. These programs for women included information on how and where to find lead-free housing. CLPPP staff also was able to provide poisoning prevention information at a Head Start Expo, an Allison Hill-area Health Fair and Parade. The STOMP mascot was included in the Half-Pint Half-Mile Race event for children under the age of six years for community awareness of the lead hazard control grant. Lastly, the public health nurse participated in an ongoing basis in the Dauphin County Safe Kids Coalition and the South Allison Hill Weed and Seed meetings.

Pinnacle Health System's Childhood Lead Poisoning Prevention Program conducts blood lead level screenings at daycare centers, Head Start centers and the Women Infant Children (WIC) clinic. In the Harrisburg area, 995 children were screened, and of those children tested, 108 children had blood lead levels of 10 µ/dL, high enough to qualify as lead poisoned; a 4% increase from 2008.

## **DBHD IN PARTNERSHIP WITH PRIVATE, FOR-PROFIT HOUSING DEVELOPERS**

### **MARKETPLACE TOWNHOMES**

MarketPlace Townhomes is a phased development with a Homeowners Association. The development consists of 97 lots and four (4) supplemental overflow parking lots. In the two (2) prior phases, 38 single-family, owner-occupied homes were constructed and sold. S&A Homes will deliver approximately 71 homes in the latest phases.

The City has spent \$765,664 for site acquisition and infrastructure preparation work, with S&A Homes providing \$6.035 million in construction work.



In 2009, the proposed seven (7) units for the next phase were bounced around quite a bit. S&A Homes intention was to begin construction in the fall, but with the many issues across the state and with the current housing market in the position that it is, the project has simply not been a top priority for S&A's board. Staff continues regular contact with S&A to facilitate a quick start-up when the current housing market shows improvement.

### **CAPITOL HEIGHTS**



The Capitol Heights multi-phased development features 176 single-family townhomes and duplex units which spans the former Lottsville neighborhood in Uptown. Covering close to 18 city blocks, Capitol Heights is bound by Harris, Kelker, Susquehanna, and North 5<sup>th</sup> Streets and is within walking distance of the Capitol, the Broad Street Market, Riverfront Park and the Downtown.

The first three phases, which first began in 2000 and were completed in 2007, feature 125 homes that ranged in price from \$90,000 to over \$200,000. The final part, Phase IV, The Midtown Collection at

Capitol Heights, includes plans for an additional 60 more homes at a base price of \$150,000.

Total private investment, as of December 31, 2007, was \$17.98 million in construction and development costs and \$19.97 million in permanent financing, for a total of \$38.96 million in private investment.<sup>1</sup>

The City supported the privately financed housing development with land acquisition, demolition of 48 structures, and over \$7.29 million in neighborhood improvements, including street reconstruction and paving, installation of water and sewer lines, sidewalks, antique-style street lamps and street trees.

With 133 out of the 181 units constructed, the developer has sold a grand total of 127 homes (52 in Phase I, 59 in Phase II, 5 in Phase III and 11 in Phase IV). Actual sales prices, after option purchases, ranged from \$140,045 to \$213,000 with the average sales price of \$180,601. Of new homebuyers since 2001, over 47% are existing residents of the City, almost one-fifth (19.3%) are from the immediate neighborhood, and about one-fifth (21.7%) are minority families.<sup>2</sup>

In 2009, four (4) vertical units were built, but due to the economic downturn it impacted the Phase IV development at Capitol Heights and construction came to a halt. Streuver Brothers Eccles and Rouse continue to work with the Harrisburg Redevelopment Authority, GreenWorks, and Peoples Bank to complete this development.

### **THE TOWNS AND RESIDENCES AT GOVERNOR'S SQUARE**

The Towns at Governors Square, located in Uptown Harrisburg will consist of 62 single family townhomes with either two –bedroom, one and a half baths or three –bedroom, two baths. Seven of the townhomes will be fully accessible for handicapped persons.

The Towns is the second Phase of the redevelopment of what were the Maclay Street Apartments. The first Phase was successfully redeveloped and transformed into 222 rental units in 2005. The have maintained 97% occupancy and have received an award for excellence.

Financing for the redevelopment will involve Low Income Housing Tax Credits (LIHTC) issued by PHFA. In order to achieve the maximum score for receipt of LIHTC's, at least 109 of the townhomes must be reserved for households below 20% of the AMI.

Landex is working with the Harrisburg Housing Authority (HHA) in order to meet PHFA requirements for mixed-income development and to ensure its economic feasibility. In this case, Landex is requesting that at least seven (7) of the townhomes be reserved for public housing residents.

While the public housing residents will live in a mixed income community at the Towns, they will receive benefits available to all public housing residents. Landex presently manages more than 500 public housing units and is familiar with the certification and compliance process, including requirements that impact public housing residents.

After completion of the townhomes and occupancy by the public housing residents, Landex would like the HHA to voluntarily convert these units to Section-8 housing vouchers.

At year end, due to the state of the housing market, Streuver Brothers Eccles and Rouse (SBER) continued to work with Landex and PHFA to complete construction. Landex is preparing a Low-Income Housing Tax Credit application to submit to PHFA for consideration in the next round of funding. Separately, SBER is contracting with Prudential Home Sales to market the units that are already built.

## **DBHD IN PARTNERSHIP WITH NON-PROFIT HOUSING DEVELOPERS**

DBHD staff is responsible for the following procedures in oversight of our non-profit housing developers:

- Provide technical assistance throughout project stages;
- Conduct contract orientation to the HOME/CDBG regulations;
- Conduct file reviews and verify that required documentation is complete and accurate;
- Confirm certification of Community Housing Development Organizations (CHDO's);
- Collect and submit certified payrolls for wage compliance checks;
- Verify payment invoices and track purchase orders;
- Ensure follow-up with lead-dust test results showing clearances;
- Order inspections for the issuance of a Certificate of Occupancy;
- Collect Affirmative Action reports;
- Confirm project costs and process budget revisions and change orders; and
- Review owners' occupancy reports to confirm compliance with regulations.

## **HABITAT FOR HUMANITY**

Habitat for Humanity is an interfaith grassroots housing ministry with the goal of eliminating poverty housing. Habitat rehabilitates and constructs affordable housing with volunteer labor and donations. The home is then sold to a low/moderate-income family in need of simple, decent housing of their own who invest 350 hours of "sweat equity" into the construction.

Since 1995, the City has provided \$761,907.19 in CDBG funds to Habitat's single-family rehabilitation program and, more recently, its Home Repair Program. CDBG funds are used for program delivery and

limited construction contracts where the work requires licensed plumbers and electricians. A total of \$35,432.19 was awarded to Habitat in the 2009-2010 contract year for the rehab programs.

Habitat for Humanity continued work on the rehabilitation of one home.

Address
1441 Zarker Street

Habitat for Humanity sold four homes in 2009; one was newly constructed and three were rehabilitated. The rehabbed units were funded with CDBG funds:

Address	Closing Date	Sales Price
1206 Walnut Street	01/16/09	\$50,000
25 North 13 <sup>th</sup> Street	08/25/09	\$90,000
25 Brady Street	11/10/09	\$86,400
1416 Zarker Street	12/18/09	\$50,000

Habitat for Humanity initiated the Home Repair Program in 2002. The Home Repair Program benefits low-income citizens who currently own their home but are unable to perform maintenance or repair jobs due to physical or financial limitations. Since the program's inception, the City has contributed \$233,562.19 in CDBG funds to home repairs within the City's limits.

Habitat completed four (4) home repairs in 2009 in the City of Harrisburg and work continued on one other home.

Address
541 South 15 <sup>th</sup>
1154 Mulberry
1200 North 16 <sup>th</sup>
1614 Herr

#### **TRI-COUNTY HOUSING DEVELOPMENT CORPORATION (TCHDC)**

The City allocated \$100,000 of Program Year 2008-2009 HOME funds to the Tri County Housing Development Corporation (TCHDC), a certified Community Housing Development Organization, for the acquisition, rehabilitation, management and disposition of single-unit properties for sale to low-income households. TCHDC's Capital Corridors Rehabilitation Program involves the acquisition and rehabilitation of vacant single-family houses along Derry, South 13<sup>th</sup> and South 17<sup>th</sup> Streets. Homes are sold to low-income households.

One unit was undergoing rehabilitation using HOME funds:

Address	HOME Funding	Projected Rehab Cost
338 South 17 <sup>th</sup> Street	\$84,838.15	\$220,013.38

TCHDC sold one home:

Address	Settlement	Sale Price
1540 Derry Street	2/27/09	\$67,000.00

### **MT. PLEASANT HOMES**

During 2009, TCHDC constructed and marketed five of the proposed 25 homes. A host of local officials conducted a ribbon cutting ceremony to officially dedicate the innovative “Net Zero Energy” home which was built at 340 South 16<sup>th</sup> Street. This home is a model home that was built in the Mount Pleasant Homes development as part of a 25-home, \$5 million housing development project in the neighborhood. The remaining four are traditional homes, each which has more conventional energy efficiency features.

The two story, 1,675 square foot “Net Zero Energy” home includes three bedrooms on the second floor, one full bath and two half baths, an open floor plan on the first floor, a second floor balcony overlooking the living area, cathedral ceilings in the bedrooms, and a shoji screen separation between the bedrooms. The “Net Zero Energy” home also includes off-street parking, 30-year architectural roof shingles, central heating and air conditioning, and a host of other amenities.

This home is designed to meet LEED standards and will achieve energy efficiency through the use of recycled building materials, Energy Star appliances, a high-efficiency ground-source heat pump, solar panels on the roof, a passive solar system for heating in winter and cooling in summer, high insulation, energy efficient casement windows, an energy recovery home ventilation system, a programmable thermostat, exterior lights with motion sensors, and compact fluorescent light fixtures throughout the home. With little gas or electric consumption, the home is expected to save its future owners over \$4,000 in energy costs annually.

In addition to this model home, the four more traditional housing units are two-story, 1,550 square foot homes which include four bedrooms on the second floor, on full bath, two half baths, and open floor plans on the first floor. Each home also features off-street parking, 30-year architectural roof shingles, central heating and air conditioning, a built-in home security system, and many other amenities. While not “Net Zero Energy” homes, each of these homes are built with energy-efficient techniques and maximum insulation. Twenty similar homes are scheduled to be completed in the area.

This project is being developed by Tri-County HDC through funding from the City of Harrisburg, the Pennsylvania Department of Community and Economic Development, the PA Downtown Center, the Community Action Commission, Pennsylvania Housing Finance Agency, the Federal Home Loan Bank of Pittsburgh, and Dauphin County.

### **REBUILDING TOGETHER**

Rebuilding Together’s mission is to preserve and revitalize houses and communities, assuring that low-income homeowners - from the elderly and disabled to families with children - live in warmth, safety, and independence. In partnership with communities, their goal is to make a sustainable impact on the quality of life of these homeowners. Rebuilding Together provides necessary home repairs, free of charge, to homeowners. Repairs may include home modifications, roofing, plumbing and electrical repairs.

Work teams of skilled and unskilled volunteers performed home improvements for low-income, elderly and/or handicapped homeowners in the City of Harrisburg during 2009. Most homeowners were referred from the City's Home Improvement Program wait list.

In 2009, Rebuilding Together applied for CDBG funds and was awarded \$20,432.19 for their Home Repair Program which benefits low-income citizens. Rebuilding Together completed 14 home repairs:

Address	Address	Address
1326 North 15 <sup>th</sup>	37 North 20 <sup>th</sup>	1940 North 3 <sup>rd</sup>
1524 Berryhill	3006 North 6 <sup>th</sup>	404 Radnor
2009 Derry	1335 North 2 <sup>nd</sup>	920 North 16 <sup>th</sup>
1411 Berryhill	1355 Liberty	270 Peffer
2932 Rumson Drive	2709 Waldo	2622 Jefferson
1604 Market	2934 Rumson Drive	2027 Briggs
710 North 17 <sup>th</sup>	403 Radnor	

## DBHD REAL ESTATE ACQUISITIONS TO PROMOTE DEVELOPMENT

### ACQUISITION

The City, through state legislation, has the authority to condemn vacant, blighted buildings for acquisition through the Vacant Property Reinvestment Board (VPRB). The Board is comprised of representatives from the Harrisburg Redevelopment Authority, Harrisburg Planning Commission, Harrisburg City Council, Department of Building and Housing Development, and a Mayoral citizen appointee. During 2009, members were Daniel Leppo (Chair), John Forte (Vice Chair), Ronnie Shaeffer and Councilwoman Susan Brown-Wilson. Acquisition is completed on vacant structures for rehabilitation through the HOP program and vacant lot parcels for other potential redevelopment opportunities. The City is also able to acquire property through private donation, amicable sale, or through the annual Dauphin County Judicial and Repository Sales.

As of December 31, 2009, 46 properties were in the process of acquisition through the VPRB process.

Seven properties were acquired during the year:

ADDRESS	DATE	PURPOSE
1249 Derry	04/09/09	Elimination of Slum and Blight
2550 Agate	06/29/09	Elimination of Slum and Blight
1249 Mulberry	06/29/09	Elimination of Slum and Blight
2433 N. 6 <sup>th</sup>	8/11/09	Elimination of Slum and Blight
1255 Mulberry	09/30/09	Elimination of Slum and Blight
2506 Agate	09/30/09	Elimination of Slum and Blight
2515 Agate	09/30/09	Elimination of Slum and Blight
646 Woodbine	10/31/09	Habitat for Humanity

### DISPOSITION

Vacant lots that are not part of a project area are placed on the market for sale with the intent to return the properties to a tax generating status. Often, parcels are sold to adjacent property owners. Structures are also disposed of for future larger redevelopment projects. Prior to transferring, the Redevelopment Authority performs quiet title action to make sure the real estate is delivered free and clear of



encumbrances. Non-profit or for-profit entities proposing to redevelop properties comply with the “designated development” process established by the Harrisburg Redevelopment Authority. This process is designed to ensure timely and affordable transfer of land. Special warranty deeds are used for the transfer to assure that development occurs as proposed.

A total of 17 lots were sold.

Address	Purchaser	Disposition Date	Sale Value
425 South 14 <sup>th</sup>	Daniel Boyle	04/15/09	\$1,000
334 South 16 <sup>th</sup>	TCHDC	05/27/09	\$1,765
336 South 16 <sup>th</sup>	TCHDC	05/27/09	\$1,765
338 South 16 <sup>th</sup>	TCHDC	05/27/09	\$1,765
1535 Swatara	TCHDC	05/27/09	\$1,765
1537 Swatara	TCHDC	05/27/09	\$1,765
1539 Swatara	TCHDC	05/27/09	\$1,765
1541 Swatara	TCHDC	05/27/09	\$1,765
1543 Swatara	TCHDC	05/27/09	\$1,765
1545 Swatara	TCHDC	05/27/09	\$1,765
344 Muench	Winston Scarlett & Elana Ortiz	05/29/09	\$2,000
571 Forrest	Noi T. Le	09/29/09	\$2,225
338 Harris	Robert L. Nash	10/23/09	\$1.00
47 North 13 <sup>th</sup>	Habitat for Humanity	12/18/09	\$1.00
53 North 13 <sup>th</sup>	Habitat for Humanity	12/18/09	\$1.00
55 North 13 <sup>th</sup>	Habitat for Humanity	12/18/09	\$1.00
57 North 13 <sup>th</sup>	Habitat for Humanity	12/18/09	\$1.00
<b>TOTAL</b>			<b>\$21,115</b>

## HOMELESSNESS ASSISTANCE

### EMERGENCY SHELTER GRANT ALLOCATIONS

In 2009, DBHD allocated \$91,700.00 in HUD Emergency Shelter Grant (ESG) funds to agencies that provide services to homeless persons and families:

Agency	ESG Funds	Purpose
Christian Churches United	\$40,000.00	Help Ministry – for intake, assessment and coordination of shelter provision for approximately 1,600 homeless individuals; collaboration with the Capital Area Coalition on Homelessness and the region’s continuum of care.
Shalom House	\$28,400.00	Emergency shelter and case management services for approximately 300 homeless women and children in collaboration with the Capital Area Coalition on Homelessness and the region’s continuum of care.
YWCA of Greater Harrisburg	\$23,300.00	Operational and case management services to homeless women in collaboration with the Capital Area Coalition on Homelessness and the region’s continuum of care.
<b>TOTAL</b>	<b>\$ 91,700.00</b>	

In an effort to combat the root causes of homelessness, the Housing Bureau aggressively promulgated the City's policy to support regional efforts for fair housing choice and the identification and prosecution of predatory lenders.

#### **CONTINUUM OF CARE**

In November 2009, Dauphin County and the City of Harrisburg jointly submitted an application for funds under HUD's Continuum of Care program. The Capital Area Coalition on Homelessness (CACH) was the lead agency for the planning process. The City of Harrisburg provides administrative and financial support to the CACH. The support from the City enabled CACH to prepare the Continuum of Care application in 2009, continue implementation of "HOME RUN: the Capital Area's 10-year plan to End Homelessness," and to expand its role in coordinating services to the homeless in the region.

CACH was established in 2000 as a voluntary coalition of homeless housing and service providers, lenders, businesses, local and county governments, and the Foundation for Enhancing Communities and the United Way of the Capital Region. CACH was formed to develop and deliver a cooperative, coordinated and inclusive system of high quality services and shelter for the homeless. Data Collection Committee is charged with the responsibility to develop a system for collecting data on persons and families who are served by the system. The Services Delivery Committee Resource Committee is to develop funding sources and plan for future services. The Education and Public Information committee is responsible for public outreach.

In December 2008, HUD announced full funding for the City/County joint Continuum of Care application providing funds to the following programs:

Agency	Program	Funding Award
YWCA of Greater Harrisburg	YW-Works Singles Program	\$192,398
The DELTA Housing, Inc.	DELTA Transitional Housing Program	\$252,201
Shalom House	After-Care Rental Assistance Program	\$229,815
Dauphin County Housing Authority	Shelter + Care, renewal existing	\$221,268
Dauphin County Housing Authority	Shelter + Care, 4 new units	\$133,260
County of Dauphin	HMIS	\$143,250
<b>TOTAL</b>		<b>\$1,172,192</b>

#### **HOME RUN: THE CAPITAL AREA'S 10-YEAR PLAN TO END HOMELESSNESS**

In October 2005, Mayor Stephen R. Reed and the Dauphin County Commissioners appointed a Steering Committee to develop a 10-year plan to end chronic homelessness, co-chaired by members of CACH. In 2006, the Blueprint Steering Committee presented "A Ten Year Blueprint to End Homelessness" and in 2006, Mayor Reed, Harrisburg City Council and the Dauphin County Commissioners formally adopted "HOME RUN: The Capital Area's 10-Year Plan to End Homelessness."

The Capital Area Coalition on Homeless is charged to be the Lead Entity to implement and monitor progress of "HOME RUN". The CACH established the Blueprint Implementation Team, which then translated the narrative nature of HOME RUN into HUD's Consolidated Plan format, and simultaneously began its system-wide product/service inventory and performance evaluation in "HOME RUN".

## **SUSQUEHANNA HARBOR SAFE HAVEN**

The first facility of its kind in Central Pennsylvania, the Susquehanna Harbor Safe Haven consists of 25 units of permanent housing and 40 overnight beds which accommodate homeless individuals suffering from mental disabilities or recovering from drug and/or alcohol dependence. It will also provide a wide array of social services to the facility's residents. Support programs will include primary health care, on-site job training, identification of employment opportunities, credit counseling and budgeting and transportation. Homeless veterans will have their specific needs met by having them coordinated with a local veterans association.

The primary developer of the Susquehanna Harbor Safe Haven was the Harrisburg Redevelopment Authority, who serves as the property manager.

The July 27<sup>th</sup> dedication ceremony was the result of years of planning that has included extensive collaboration with the Capital Area Coalition Against Homelessness.

The Safe Haven is in easy walking distance to numerous places of employment and any offsite activities or services needed by residents can found within two miles. Also, the projects energy efficiency design will help to minimize costs.

## **HOMELESSNESS PREVENTION AND RAPID RE-HOUSING PROGRAM**

The City of Harrisburg was awarded \$855,478 through the US Department of Housing and Urban Development (HUD) for the "Homelessness Prevention and Rapid Re-Housing Program (HPRP)." The purpose of the HPRP is to provide homelessness prevention assistance to households who would otherwise become homeless—many due to the economic crisis—and to provide assistance to rapidly re-house persons who are homeless. The intent of HPRP is to provide temporary financial assistance and housing relocation and stabilization services to individuals and families who are homeless, or who would be homeless *but for* this assistance. Thus, assistance is to be provided to those already homeless, to those in emergency shelters, and to those on the verge of becoming homeless, including those 'timing out' of or prepared to leave transitional programs, but for whom financial resources are a barrier.

The funds under this program are intended to target two populations of persons facing housing instability: 1) individuals and families who are currently in housing but are at risk of becoming homeless and needing temporary rent or utility assistance to prevent them from becoming homeless or assistance to move to another unit (prevention), and 2) individuals and families who are experiencing homelessness (residing in emergency or transitional shelters or on the street) and need temporary assistance in order to obtain housing and retain it (rapid re-housing). HPRP funds are only eligible to help program participants—whether they are renters or homeowners about to become homeless—pay for utilities, moving costs, security deposits and rent in a new unit, storage fees, and other financial costs or services.

There are four categories of eligible activities for the HPRP program: financial assistance, housing relocation and stabilization services, data collection and evaluation, and administrative costs. These eligible activities are intentionally focused on housing—either financial assistance to help pay for housing, or services designed to keep people in housing or to find housing. Generally, the intent of HPRP assistance is to rapidly transition program participants to stability, either through their own means or through public assistance, as appropriate.

The agencies that were awarded funding allocations through the City of Harrisburg are as follows:

- Bishop B.J. Ravenel Outreach Center
- Brethren Housing Association
- Bridge of Hope Harrisburg Area
- Christian Churches United
- Firm Foundation
- Gaudenzia, Inc.
- Shalom House
- YWCA of Greater Harrisburg

## **INVESTMENT IN NEIGHBORHOOD FACILITIES**

Housing Bureau staff provides the following technical assistance to our sub-recipients and neighborhood facilities:

- Administer contract between City and sub-recipient;
- Provide new sub-recipients with contract orientation of HUD rules and regulations;
- Prepare bid specifications/proposals for solicitation to vendors;
- Monitor compliance with all budgets, contracts, regulatory and statutory requirements;
- Perform on-site monitor visits to job site;
- Collect and maintain all required records for project files;
- Initiate inspections and payment of invoices, including submission of certified payrolls and accuracy of reported Davis-Bacon wages;
- Initiate corrective action in the event of non-compliance; and
- Develop and implements program policies and procedures

### **CAMP CURTIN YMCA**

The City allocated CDBG funds for improvements to the Camp Curtin Branch of the Harrisburg Area YMCA that serves a low/moderate income area in Uptown Harrisburg.

The City has allocated a total of \$587,500 to the project since 1999.

In 2008 Camp Curtin YMCA completed the electrical assessment and at year-end was addressing small project that were identified during the first phase of the electrical survey.

In 2009 Camp Curtin submitted a change in scope and updated budget for improvements to bring their facility pool into compliance with the Virginia Graham-Baker Act and repairs including a heat exchanger, a B&G tube handle and a new compressor. Such change was awarded and partial work has been completed.

**PRIDE OF THE NEIGHBORHOOD ACADEMIES**

The City allocated CDBG funds for improvements to the Pride of the Neighborhood Academies which serves a low/moderate income in both the Uptown and Central/South Allison Hill neighborhoods.

The City has allocated a total of \$75,048.20 to the Academy since 1992.

In 2008, Pride of the Neighborhood Academies failed to execute their contract and perform any improvements.

In 2009, Pride of the Neighborhood Academies executed their 2008 contract and was awarded additional funding in the amount of \$4,232.20 for the fiscal year 2009-2010 but has not executed the 2009 contract or performed any improvements.

**CENTRAL ALLISON HILL COMMUNITY CENTER**

The Central Allison Hill Community Center received \$15,000 of CDBG funds in 2009 for upgrades to their facility which will include partial funding for improvements and repairs to the community center which include replacing the air conditioning unit, repairing the building's roof and updating the center's electrical system.

The City has allocated a total of \$163,500 in CDBG funds to the project since 1995.

The Central Allison Hill Community Center has failed to obtain and provide proof of insurance for their facility and therefore execution of their contract as well as performance of any improvements has not been completed.

**KEYSTONE SERVICE SYSTEMS (Capital Area Head Start)**

The City allocated \$20,000 in CDBG funds to repair walls, waterproof, and replace windows at their facility located at 13<sup>th</sup> and Market Streets. Improvements to the facility were completed June 26, 2009.

**BOYS AND GIRLS CLUB OF CENTRAL PA**

For the 2009-2010 Program Year, the City allocated \$110,648.28 in CDBG funds to make improvements and repairs to the Club which include the upgrade of fire alarm system and emergency exit signage and electrical wiring upgrade to NEC requirements. At the conclusion of the calendar year 2009, representatives of the Boys & Girls Club had met with architect and engineering professionals to pursue improvements.

**HEINZ-MENAKER SENIOR CENTER**

For the 2009-2010 Program Year, the City allocated \$20,648.28 in CDBG funds to make improvements and repairs to the Club which include the installation of four (4) handicap accessible doors and replacement of fifty (50) tempered glass units in the building's atrium. As of year-end work had not yet commenced.

**HAMILTON HEALTH CENTER, INC.**

For the 2009-2010 Program Year, the City allocated \$75,432.20 in CDBG funds to install three (3) operatories to be used in the Center's new facility at 110 South 17<sup>th</sup> Street. As of year-end, work had not yet commenced.

## **NEIGHBORHOOD IMPROVEMENT INITIATIVES**

### **WEED & SEED PROGRAM**

Since 1996 the Pennsylvania Weed and Seed program has documented innumerable accomplishments supporting the strategy of “weeding” out violent offenders and “seeding” in community revitalization and an enhanced quality of life within the targeted areas. This community-driven revitalization initiative continues to engage residents, local leaders, business owners, and agencies to work together in collaboration to rid their communities of crime and social deterioration.

To date, Pennsylvania remains the only state in the nation that has implemented a state Weed and Seed program. Pennsylvania Weed and Seed has brought enhanced safety and stability to our communities and has resulted in a decrease in crime rates across the fifteen target areas, including Census Tract 213 in South Allison Hill.

Implementation of the Weed and Seed Revitalization plan in South Allison Hill continued in 2009. Since 1996 with the support of Governor Edward G. Rendell, the Pennsylvania Commission on Crime and Delinquency has awarded more than \$37 million in Pennsylvania’s in state funding to Pennsylvania Weed & Seed communities, including South Allison Hill in Harrisburg. More than 170,000 citizens living in the target area, which also includes the nearly 6,500 residents of South Allison Hill, Census Tract 213, are working hard to reclaim their neighborhoods. In Fiscal Year 2009-2010, the City of Harrisburg was awarded \$210,000 to promote efforts. Since launching in November 2002, \$2,291,634 has been invested in South Allison Hill through the Weed and Seed program.

### **ADOPT-A-BLOCK PROGRAM**

DBHD provides neighborhood signage identifying the groups, businesses or individuals who have adopted blocks. DBHD also provides clean up equipment, brushes, rakes, shovels, bags, safety vests and garden gloves to help groups conduct neighborhood cleanups and beautification projects. Adopt-A-Block continues to have reoccurring and new additions. Many non-profits organizations, churches and neighborhood groups have encourage themselves to take pride in their neighborhoods and community

### **ADOPT-A-LOT PROGRAM**

Individuals or groups can lease publicly owned vacant lots for \$1 per year for urban gardening. Due to the success of lot sales to adjacent property owners, the number of adopted lots has diminished over the last year; however the program remains as an important tool in curtailing routine maintenance costs charged to the federal fund. Multiple lots were adopted this past year. Six lots are being used for urban gardening as well as flower and meditation gardens. Six other lots were adopted and have multiple uses, including, but not limited to, areas for children to play.

### **KEEP HARRISBURG BEAUTIFUL**

On April 21, 2009, the City of Harrisburg became an affiliate of Keep America Beautiful (KAB), joining nearly 600 affiliate programs nationwide. Keep America Beautiful is a national organization comprised of local and statewide affiliated organizations. Since 1953, KAB has undertaken a mission that evolved with changing times. Today they encompass litter prevention, beautification and community improvement, and waste reduction through diverse programs, volunteers, educational initiatives, innovative tools and creative solutions.

At year end, the Executive Committee continued to establish goals and structure. Areas of focus include: graffiti reduction and prevention, bulk trash, recycling and neighborhood cleanup efforts.

## COMMUNITY COMMERCIAL DEVELOPMENT PROJECTS

**COMMERCIAL/ INDUSTRIAL PROPERTY ACQUISITION/DISPOSITION:** DBHD marketed vacant commercial properties located along the Third Street Capital Corridor:

- **MIDTOWN ARTS CENTER (formerly THE PAL BUILDING)** (1110 North 3<sup>rd</sup> Street): Bartlett, Traynor and London, LLC, acquired the property from the Harrisburg Redevelopment Authority in 2007. The developer is transforming the former Police Athletic League building into an arts and entertainment center and at year-end was working with Vartan for discounted pricing on existing rehabilitation costs. Other sources of funding were being identified as well.
- **THE FURLOW BUILDING** (1218-1224 North 3<sup>rd</sup> Street): The Furlow Building is the former Commercial Bank Building originally constructed in 1908 by noted Harrisburg architect Charles Howard Lloyd. The building is a mid-rise adaptation of the Second Renaissance Revival. The building has been mostly vacant since the early 1980s. The high renovation costs have stalled the private market interest in this site. In 2009, DBHD staff provided access and technical assistance to a number of prospective developers, yet received no formal proposal or offer of purchase. At year-end, Riverview Manor LLP and GreenWorks have decided to partner in developing the site and are preparing a formal, joint proposal to bring before the Harrisburg Redevelopment Authority.

Other projects include:

- **SUSQUEHANNA VALLEY ORGANICS (SVO)** (1650 South Cameron Street): In 2009, SVO continued to work with the Pennsylvania Department of Environmental Protection. At year's end SVO was working a restructuring of the project's financing.
- **ALLISON HILL AUTOMOTIVE** (124 South 17<sup>th</sup> and 47 South 14<sup>th</sup> Street): The City of Harrisburg, through the Redevelopment Authority, secured \$485,000 for the demolition of the buildings that make up the automotive property. In preparation, the Redevelopment Authority contracted Skelly and Loy to conduct a pre-demolition asbestos and hazardous materials inspection which was completed in 2006 and removal of asbestos and hazardous materials occurred in early 2007. Demolition of the vacant buildings on site was completed early spring 2009. DBHD and the Redevelopment Authority continued to work with developers on a use for this site.
- **CAPITAL VIEW COMMERCE CENTER – ADVANCED COMMUNICATIONS**  
In 2005 the City of Harrisburg, in concert with Dauphin County, jointly applied for and received a Section 108 loan to support the construction of a 215,000 square foot manufacturing and office complex, reclaiming a 10-acre Brownfield site on Cameron Street in the City. The facility will retain 68 jobs and create 265 new jobs over a 5 year period.

In addition to the City of Harrisburg's \$3.795 million Section 108 loan, the project is supported by a \$3 million Section 108 loan through Dauphin County, \$1 million EDI Special Projects grant from the City of Harrisburg, and a \$1 million Brownfield Economic Development Initiative grant from Dauphin County. The Commonwealth of Pennsylvania has supported the project with \$6.75 million in funding made up of \$5 million Redevelopment Assistance Capital Program fund loan; \$1.25 million Growing Greener grant; and a \$500,000 Communities of Opportunity Grant. Private financing totaling \$6.6 million rounds out the \$23 million project.

To date the City of Harrisburg has dispersed \$1,572,845.23 of Section 108 loan funds and \$988,103.57 of EDI funds for the construction of the CVCC. At the close of 2009 the project was 65% complete. Recent financial and legal issues with the developer have forced the project to a stand still. DBHD continues to make every effort to restart this project through continual communication with other stakeholders.

#### **WAGE AND LABOR ENFORCEMENT**

The Housing Bureau administered the Davis-Bacon Wage Act and Section 3 of the Housing and Community Development Act on the following projects. (Several were ongoing from 2006.)

\* Number of employers against whom complaints were received and/or number of cases referred to HUD Labor Relations or the Department of Labor for investigation.

\*\* Includes submission of all required certified payroll corrections and related documents and wage restitution for all willful and non –willful violations.

<b>Project</b>	<b>Contractor</b>	<b>Amount</b>	<b>Complaints &amp; Investigations*</b>	<b>Corrections &amp; Restitutions**</b>
Capitol View Commerce Center	Advanced Communications Agency, Inc.	\$23,026,000	0	0
Maclay Street Apts.	Streuver Bros., Eccles & Rouse/Streuver Rouse Homes	\$18,479,897	0	7
Summit Terrace Furnace	UGI Utilities, Inc.	\$3,500	0	0
Susquehanna Harbor Safe Haven	Pyramid Construction	\$1,733,033	0	65
Capital Area Head Start – Market Street	W.S. Miller & Sons, Inc.	\$19,196	0	13

#### **OTHER REPORTING ACTIVITIES**

Federal funds were drawn down for expenditure throughout all 26 of the City's pay periods. There are significant record-keeping requirements related to each expenditure. The use of state and federal grant funds in most of the Housing Bureau programs mandate that staff must produce numerous performance reports throughout the year in order to comply with regulatory requirements. Along with the wage and labor enforcement activities above, staff report to HUD and other agencies as follows:

- Quarterly Lead Hazard Control Grant Performance Reports
- Quarterly Entitlement Expenditure Reports (SF-272)
- Semi-Annual Labor Standard Enforcement Report (see above)
- Annual Contractor/Subcontractor Activity Report
- Annual Section 3 Low Income Job Benefit Report
- Annual Fair Housing & Equal Opportunity Report
- Annual Consolidated Annual Performance Evaluation Report
- Various audit and grant closeout reconciliation reports



Also required for compliance with federal regulations is the completion of National Environmental Policy Act (NEPA) environmental reviews on all projects receiving federal funds. In Program Year 2007, along with the review and clearance of the 16 activities included in the Annual Action Plan (discussed under Consolidated Plan, above), environmental reviews were completed for the Susquehanna Harbor Safe Haven project.

#### **PORTFOLIO MANAGEMENT**

A portfolio of 53 loans to homeowners, landlords and developers with an original principal balance of \$541,471.39 was serviced by Housing Bureau staff on a monthly basis. This portfolio provides annual program income, which is used to fund additional housing activities.

Housing Bureau staff approved and released the annual rental assistance payment to Washington Square Apartments, Phase II. The payment, in the amount of \$300,032, is an operating subsidy intended to keep rents affordable for low/moderate-income tenants. It is funded with a Housing Development Action Grant (HODAG) originally received in the late 1980's.

The following loans were serviced including reviews of annual financial statements and audits:

<b>Borrower</b>	<b>Loan Amt.</b>
Allison Hill Assoc. I	\$335,768
Allison Hill Assoc. II	\$795,947
Hill Café Partners	\$112,560
Washington Square Apts.	\$2,800,000
McFarland Press Assoc.	\$1,250,000
MLK Development Corp.	\$ 425,845
Sylvan Heights Assoc. L.P.	\$1,163,962
<b>Total</b>	<b>\$ 6,884,082</b>

## **STAFF DEVELOPMENT**

The Housing Bureau staff participated in the following conferences and training opportunities:

- PA Brownfields Putting the Deal Together, PA DEP, Harrisburg, PA
- TEAM Training – Federal Transportation Administration, Philadelphia, PA
- HOME Subsidy Layering Analysis - Harrisburg, PA
- Lead Abatement Inspection (24-hour) – Danville, PA
- Lead Abatement Risk Assessor Initial Training (16-hour) – Danville, PA
- NeighborWorks Training Institute - Rehabilitation Specialist Part 1, 2, & 3 – Washington, DC
- Environmental Review and the HOME Program – State College, PA
- Fair Housing Conference – Philadelphia, PA
- Section-3 Conference – Philadelphia, PA
- Brownfields Technical Assistance Training – Harrisburg, PA
- Effective Management of Subrecipients – Washington, D.C.
- Certified HOME Specialist Training – Hartford, CT and Buffalo, NY
- LEAD Conference - Charleston, SC
- IDIS Training – Enola, PA
- Homelessness Prevention and Rapid Re-housing (HPRP) Regional Training – Washington, DC
- HPRP Webinar
- HOME Essentials Training – Harrisburg, PA
- CDBG Basics: Training for Practitioners – Boston, MA

# BUREAU OF PLANNING

## SUMMARY

The Planning Bureau is responsible for insuring that development proposals within the City of Harrisburg are consistent with the City's Comprehensive Plan, neighborhood plans, and the City's zoning and subdivision regulations which include the municipal historic districts and floodplain regulations. The Planning Bureau provides staff support to three citizen land use boards: the Harrisburg Planning Commission, the Zoning Hearing Board, and the Harrisburg Architectural Review Board.

## COMPREHENSIVE PLAN AND NEIGHBORHOOD PLANS

### NORTH THIRD STREET CORRIDOR INITIATIVE

The Planning Bureau completed the planning process for the North Third Street Corridor Initiative during 2009. A complete draft of the Plan was posted on the Planning Bureau web page during the fall. The North Third Street Corridor Initiative sets forth a five year neighborhood revitalization plan to complete infrastructure, economic development, public safety, facade, and streetscape improvements within the designated focus area. The North Third Street Corridor Initiative was prepared with an Elm Street planning grant from the PA Department of Community and Economic Development. The planning process included a community survey, visual preference survey, and a SWOT (Strengths, Weaknesses, Opportunities, and Threats) analysis.

### SOUTH ALLISON HILL/MT. PLEASANT NEIGHBORHOOD STRATEGIC PLAN (2009-2015)

The Community Action Commission (CAC) completed the Strategic Plan for the South Allison/Mt. Pleasant Neighborhood in June 2009. The Planning Bureau assisted CAC with the recruitment of the consultant to carry out the development of the new Plan and also assisted CAC with the development of specific strategies for the new plan. This new Plan replaces the 1998 Neighborhood Action Strategy which was a joint effort between the City of Harrisburg and CAC.

## DEVELOPMENT REVIEW

The Planning Bureau reviews proposals and applications for land development, zoning code amendments, street vacations, as well as special exceptions and variances. Case reports are prepared for the Harrisburg Planning Commission and the Zoning Hearing Board based on input from City departments and bureaus and public comments.



Members and Staff of the Harrisburg Planning Commission, Zoning Hearing Board, and Harrisburg Architectural Review Board. Pictured from left to right: Calobe Jackson, Jr., Vern McKissick, III, James Cowden, Angela Watson, Shaun O'Toole, Marian Frankston, Bill Fontana, Dan Deibler, Jennifer Namchakin, Dudley Smith, and DBHD Director Daniel C. Leppo. Not pictured: Kristen McKissick, Michael Snyder, Joseph Alsberry, and Ronnie Shaeffer.

During 2009, the Planning Bureau reviewed 56 development applications, including 24 special exceptions/variances and 11 floodplain special exceptions. The different categories of applications are shown in the table below.

<b>2009 Development Applications, by Category</b>	
Land Development Plans	2
Subdivisions	0
Sketch Plan	1
Conditional Uses	4
Street Vacations	2
Major Easements	0
Special Exceptions/Variances	24
Special Exception - Floodplain	11
Blighted Property Re-Use Certificates	11
Zoning Amendments	1
<b>TOTAL</b>	<b>56</b>

#### **PUBLIC INQUIRIES**

During 2009, Planning Bureau staff handled over 1,391 phone calls, 921 emails, and 376 walk-in requests for information and assistance, reviewed 242 Mercantile License applications for zoning compliance, issued 33 zoning confirmation letters, and produced 79 maps assisting development throughout the City.

#### **DRAFT 2009 ZONING CODE**

The Planning Bureau released a Draft Zoning Code in November 2009 for public review and comment. The Draft Zoning Code reduces the number of base zoning districts in the City from 29 to 12 and provides more condensed and streamlined information on permitted uses by zoning districts as well as the related development standards for each zoning district. The Draft Zoning Code will be presented to the Harrisburg Planning Commission and subsequently to the City Council for review and adoption during 2010.

#### **PLANS AND PERMITS**

The Plans and Permits Unit provides an opportunity for a pre-application review of development proposals. The Unit consists of representatives from the Planning Bureau, Codes Bureau, Housing Bureau, City Engineer, the Water Bureau, as well as the Fire and Police Bureaus. In 2009, 23 proposals were reviewed at the Plans and Permits meetings. Of the 23 proposals reviewed during 2009, 10 projects have moved forward and have been submitted to the Planning Bureau for development review approvals.

#### **HARRISBURG PLANNING COMMISSION**

For 2009, the members of the Harrisburg Planning Commission included Joseph Alsberry (Chair), Vern McKissick III (Vice-Chair), Elaine Burns (Resigned in July), Shaun O'Toole, Calobe Jackson, and Ronnie Shaeffer.

#### **HARRISBURG ZONING HEARING BOARD**

During 2009, the members of the Zoning Hearing Board were Marian Frankston (Chair), Angela Watson, and Dan Deibler. James Cowden, Esq., served as legal counsel.

## HISTORIC PRESERVATION

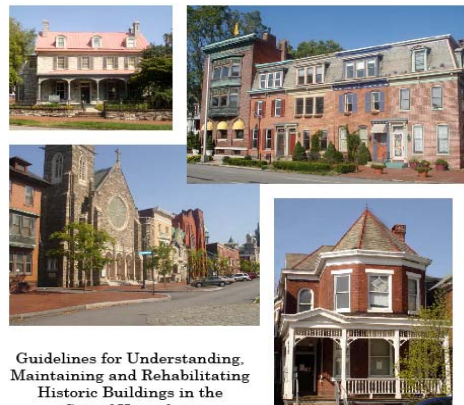
The City of Harrisburg contains six (6) Municipal Historic Districts, seven (7) Eligible National Historic Districts, five (5) National Historic Districts, and one (1) Architectural Conservation Overlay District (ACOD). The Planning Bureau is responsible for administering the municipal historic districts and the ACOD and provides staff support to the Harrisburg Architectural Review Board (HARB).

The highlights of 2009 included the publication of the Historic District Design and Preservation Guide, the first annual HARB retreat in March at the Harrisburg Transportation Center, the submission of a nomination package to the Pennsylvania Historical and Museum Commission to determine the national and local significance of North Front Street, and approval of Harrisburg to become a Certified Local Government (CLG) under the National Park Service.

### HISTORIC DISTRICT DESIGN AND PRESERVATION GUIDE

The Historic District Design and Preservation Guide was published in 2009 with the goal of serving property owners, contractors, Realtors, developers and architects as a guide to a better understanding and awareness of the unique historic architectural character of the City and the City's policy to protect areas that are designated as historic districts. The Guide was awarded a Local Government Initiative Award from Preservation Pennsylvania in September 2009.

#### HISTORIC DISTRICT DESIGN AND PRESERVATION GUIDE



Guidelines for Understanding,  
Maintaining and Rehabilitating  
Historic Buildings in the  
City of Harrisburg

Harrisburg, Pennsylvania  
Stephen R. Reed, Mayor

### MUNICIPAL HISTORIC DISTRICTS

There are currently six (6) districts in the City of Harrisburg: Harrisburg (1974), Harrisburg Shipoke (1974), Allison Hill (1987), Fox Ridge (1983), Midtown (1983), and Old Uptown (1990). The Planning Bureau reviews all building permits in municipal historic districts involving exterior alteration, new construction, or demolition.

During 2009, the Planning Bureau reviewed 121 permits that required administrative review. In addition, the Planning Bureau received 58 Certificate of Appropriateness Applications and prepared the associated case reports for review by the Harrisburg Architectural Review Board (HARB).

### HARRISBURG ARCHITECTURAL REVIEW BOARD

For 2009, the members of the Harrisburg Architectural Review Board (HARB) included: Kristin McKissick (Chair), Michael Snyder (Vice Chair), Art Emerick (Assistant Codes Administrator), Dudley Smith, and William Fontana.

During 2009, 58 Certificate of Appropriateness applications were reviewed by HARB. A summary of the types of applications reviewed by HARB during 2009 is provided below:

<b>2009 HARB Cases, by Category*</b>	
Demolition	2
Fences	3
New Construction/Additions	8
Parking Lots/Structures	2
Repair and Renovations	36
Signs and Awnings	7
<b>Total</b>	<b>58</b>
*Each HARB case can include the review of more than one item.	

Of the 58 cases reviewed during 2009, HARB agreed with the staff recommendations 100% of the time. HARB issued 4 denials during 2009. City Council overturned two of the HARB decisions.

#### **ARCHITECTURAL CONSERVATION OVERLAY DISTRICT (ACOD)**

There is currently only one Architectural Conservation Overlay District, or ACOD, in the City of Harrisburg. The City Council approved the ordinance establishing ACOD's in 1995 and the Summit Terrace Neighborhood Association approved specific design guidelines in order to implement its own ACOD. The Summit Terrace ACOD allows the Planning Bureau to review building permits in Summit Terrace to insure consistency with the unique design guidelines established for the neighborhood. During 2009, the Planning Bureau reviewed three (3) applications for exterior alterations in Summit Terrace.

#### **ENVIRONMENTAL REVIEWS**

The National Environmental Policy Act of 1969 requires that all federally assisted projects must receive an environmental review and clearance. Most of the City's federally funded programs have received multi-year clearances that are annually reviewed by the Planning Bureau and HUD for compliance. In 2009, 45 specific sites were reviewed for environmental impacts within the parameters of the established multi-year clearances.

The Planning Bureau obtained clearance from the Pennsylvania Historic and Museum Commission and the Advisory Council on Historic Preservation for the demolition of seven (7) buildings. Section 106 of the National Historic Preservation Act of 1966, as amended, requires that all federally assisted building demolition projects be reviewed by the State for their potential impact upon historic and archaeological resources. An additional nine (9) blighted structures not located in historic districts were reviewed for potential negative impacts as well.

The Bureau also conducted the Environmental Review for the Harrisburg Housing Authority's Capital Fund Grant Program. The Program sets out the strategic use of funds from HUD's Capital Fund grant program. The 2009 review by the Planning Bureau was developed as a multi-year non-site specific multi-family residential rehabilitation review to incorporate activities undertaken by the Authority in the coming years and similar activities undertaken by the Housing Bureau.

## **DATA ANALYSIS**

### **2010 CENSUS**

The Planning Bureau continued to provide data to the Census Bureau in preparation for the 2010 Census. Data efforts included updated listings of emergency and transitional housing, unsheltered locations for the homeless, and review and challenges of addresses that the Census Bureau proposed to delete from the 2010 Census.

## **TRAINING AND OUTREACH**

### **PLANNING BUREAU TRAINING**

The Planning Bureau staff participated in the following training opportunities during 2009:

Training:

1. American Planning Association National Conference, Minneapolis, MN, April 2009. Jennifer Boyer, Zoning Officer, attended the three day National Planning Conference.
2. Land Use Law & Ethics Seminar, April 2009 – Candace H. Stowell, AICP, Deputy Director for Planning, attended this seminar to fulfill the mandatory land use law and ethics requirements for the American Institute of Certified Planners.
3. PA Environmental Review Training, June 2009- Beth A. Ellis, Urban Planner II, attended this training, which was sponsored by the PA Department of Community and Economic Development, HUD, and the Association of Township Supervisors.
4. Certified Aging in Place Specialist (CAPS) Training, August 2009 – Beth A. Ellis, Urban Planner II, attended this training along with several members of the Housing Bureau. The training was provided by the National Homebuilders Association's local Harrisburg chapter. Techniques and approaches to rehabilitation that incorporate Universal Design principles learned in the training are being used in all rehabilitation specifications when applicable to the projects.
5. FEMA Elevation Certificate Training, September 2009 – Jennifer Boyer, Zoning Officer, attended this training along with the Codes Administrator and Assistant Codes Administrator.
6. Green Conference in Philadelphia – Craig D. Peiffer, Urban Planner II, attended this Conference.
7. APA PA Conference in Valley Forge/King of Prussia, October 2009 – Candace H. Stowell, AICP, Deputy Director for Planning, attended the Statewide Planning Conference.
8. Stormwater Workshop, November 2009. Jennifer Boyer, Zoning Officer, attended this workshop which was hosted by the Susquehanna River Basin Commission.

### **PLANNING BUREAU OUTREACH**

The Planning Bureau provided the following outreach efforts during 2009:

1. Statewide Heritage Conference, Harrisburg – Beth Ellis, Urban Planner II, presented at this Conference with Kathy Possinger, Deputy Director for Housing. The session was a mobile workshop entitled, "Oxford Street's Second Change," and highlighted the efforts of the HOP program to rehabilitate an historic streetscape.
2. Harrisburg Architectural Review Board (HARB) Annual Retreat – Craig D. Peiffer, Urban Planner II, organized the first annual retreat for the HARB Board. Members of the public attended the Retreat as well as Councilwoman Gloria Martin-Roberts. The Retreat was held in the Pennsylvania Room of the Harrisburg Transportation Center.
3. Bungalow Society – Craig D. Peiffer, Urban Planner II, spoke to this newly formed organization in November.

# **BUREAU OF CODES**

## **SUMMARY**

Affordable housing has as much to do with quality as it does cost. Homes that might fall within the cost range of a low/moderate-income buyer/renter may not meet the basic expectations for property maintenance standards. To address this problem, particularly acute in neighborhoods comprising an aging housing stock, the City conducts Buyer Notification Inspections for every property transfer and a systematic Rental Inspection Program for occupied rental property. Under these initiatives, owner occupied units are inspected at sale and rental units are inspected every three years. The inspections focus on health, safety, and code violations and are designed to protect occupants from unsafe housing conditions. The Rental Inspection Program is a proactive approach to improving housing conditions for those citizens who rent their home with the City of Harrisburg.

The City continues its Citizen Inspection Program by which citizens are trained to recognize and inform property owners of apparent code violations.

We have found that most situations are corrected through cooperative actions with property owners through explanation of code requirements and possible remedies to achieve compliance. When property owners are non-responsive to systematic inspections or citizen notices, the City has adopted a policy of pursuing every legal remedy available to force the correction of serious code violations that threaten the public health, safety and welfare. These endeavors include mandatory injunctions, court orders/contempt charges and arrest warrants. Also effective has been the Mayor's active involvement in changing state laws that elevate fourth and fifth subsequent violation of the same code section to a misdemeanor offense, instituting mandatory fines for repeat violations. Also effective in addressing immediate quality of life issues when property owners cannot be located is the Neighborhood Mitigation Team.

## **HOUSING INSPECTIONS**

In 2009, the Bureau of Codes took aggressive measures to achieve compliance with City codes. The Bureau:

- Requested 397 housing warrant service on 260 individuals;
- Initiated one (1) Public Nuisance Misdemeanor charges and one (1) Housing Code Avoidance misdemeanor charges with the Dauphin County District Attorney's Office to force the abatement of violations on two (2) properties. One (1) search warrant were processed and served by the Codes Administrator in an effort to address outstanding Codes and Police issues at one (1) property.
- Responded to 1,102 complaints that involved 4,997 specific violations in non-compliance. Of the violations noted, 1,57 violations were brought into compliance arriving at a 21% compliance rating;
- Issued 508 citations to property owners who failed to correct violations;
- Processed 2,775 properties as unfit for human habitation and restoration notices due to water termination;
- Conducted 1,318 progressive inspections for multiple types of permit compliance issues pursuant to the State Wide Building Code;
- Issued 204 condemnation orders;
- Inspected nine (9) properties following drug raids and other illicit behavior resulting in the properties being vacated with the arrest of the occupants;
- Conducted 1,018 (units) Rental Inspections;
- Conducted 2,067 (units) Buyer's Notification Inspections;



- Conducted 15 Rooming House inspections and re-inspections;
- Conducted 1,542 re-inspections of complaints, Buyer's Inspections and Rental Inspections.

#### **STAFF ASSISTANCE AND ACCOMPLISHMENTS**

- The Codes Bureau staff responded to 12,818 phone calls.
- The Codes staff responded to 6,084 counter service assists.
- The Codes Bureau attended Weed and Seed meetings in an effort to develop strategies in launching codes initiatives and obtaining grant funds for increased development and demolition of vacant structures.
- The Assistance Codes Administrator continues to provide consulting and technical assistance on a myriad of projects that include, but are not limited to, the city school projects, Governor's Square, Capitol Heights and the MarketPlace Townhomes development projects.
- The Codes Enforcement Officers continued to meet with the Community Action Commission in addressing adverse conditions in South Allison Hill.
- The Codes Enforcement Officers conducted 18 block walks in city neighborhoods in 2009.
- The Codes Administrator continued with overseeing operations of the City's Housing Court.
- The Codes Administrator continued with overseeing the In-House Demolition Team operations.
- The Codes Administrator oversaw the demolition of properties utilizing Elm Street grant funds awarded to Tri-County Housing Development Corporation.
- The Codes Administrator worked with the State legislature in the development of a State statute to prohibit the transfer of condemned properties to purchasers without securing a surety bond.
- The Codes Administrator monitored the activities of the Mayor's Nuisance Abatement Mitigation Squad.

#### **CITY-SPONSORED DEMOLITION PROGRAM**

- During the ninth full year of operation of the In-House Demolition Program, a total of 26 dilapidated structures were demolished.
- Based on the current cost analysis associated with city demolition, the city maintains substantial savings compared to bidding out contracting costs for demolition.
- Aggressive enforcement tactics and strategies, i.e. misdemeanor complaints, equity in action filings and preliminary injunctions will be employed in an effort to force responsibility of demolition to the property owner.
- Aggressive tactics are being employed to achieve restitution for costs associated with the City conducted demolition, i.e. liens, civil suits and referral to collection bureaus.
- The total demolition costs associated with the City-Sponsored Demolition was \$491,554. The source of funding included State monies in the Pennsylvania Department of Community and Economic Development's Housing and Redevelopment Assistance Program (PA DCED HRA) as well as money granted to the Elm Street in South Allison Hill. The majority of demolitions were funded by the City's Community Development Block Grant (CDBG) program.

<b>Demolition Address</b>	<b>Contractor</b>	<b>Funding Source</b>	<b>Cost</b>
1609 Zarker Street	In-House Crew	CDBG	\$28,888
416 S 14 <sup>th</sup> Street	In-House Crew	CDBG	\$34,725
1614 Regina Street	In-House Crew	CDBG	\$13,230
1616 Regina Street	In-House Crew	CDBG	\$13,230
1618 Regina Street	In-House Crew	CDBG	\$13,230
1620 Regina Street	In-House Crew	CDBG	\$13,230
1518 Thompson Street	In-House Crew	CDBG	\$11,179
47 N 13 <sup>th</sup> Street	In-House Crew	CDBG	\$19,221

<b>Demolition Address</b>	<b>Contractor</b>	<b>Funding Source</b>	<b>Cost</b>
49 N 13 <sup>th</sup> Street	In-House Crew	CDBG	\$19,221
51 N 13 <sup>th</sup> Street	In-House Crew	CDBG	\$19,221
53 N 13 <sup>th</sup> Street	In-House Crew	CDBG	\$19,221
55 N 13 <sup>th</sup> Street	In-House Crew	CDBG	\$19,221
57 N 13 <sup>th</sup> Street	In-House Crew	CDBG	\$27,721
63 Brady Street	In-House Crew	CDBG	\$9,762
153 Sylvan Terrace	In-House Crew	CDBG	\$18,896
155 Sylvan Terrace	In-House Crew	CDBG	\$21,626
27 Evergreen Street	In-House Crew	CDBG	\$17,220
29 Evergreen Street	In-House Crew	CDBG	\$18,741
31 Evergreen Street	In-House Crew	CDBG	\$18,106
33 Evergreen Street	In-House Crew	CDBG	\$13,139
428 Muench Street	In-House Crew	CDBG	\$18,080
1405 Berryhill Street	In-House Crew	CDBG	\$13,221
1407 Berryhill Street	In-House Crew	CDBG	\$14,021
412 Maclay Street	In-House Crew	CDBG	\$15,284
1420 Derry Street	In-House Crew	CDBG	\$30,416
1501-03 Regina Street	In-House Crew	CDBG	\$31,504
<b>Total</b>	<b>26</b>		<b>\$491,554</b>

#### **ABANDONED VEHICLES**

- 49 vehicles, most of which are stolen or have owners with multiple warrants, were removed under the Bureau of Codes Health Code provisions in cooperation with the Police Bureau's Abandoned Vehicle Unit.

#### **NEIGHBORHOOD MITIGATION AND PENALTY FUND**

- The Neighborhood Mitigation Fund allows for a \$25.00 fee to the City for every guilty verdict rendered by a District Justice for a code violation. The collected fees have resulted in the bureau responding with the Mayor's Nuisance Abatement Squad to several neighborhood nuisance problems. 39 structures were cleaned and sealed and 18 site clean-ups were conducted throughout the year utilizing existing penalty fee funds.

#### **CAPITAL CORRIDORS**

- The Bureau of Codes has systematically inspected 36 of the designated Capital Corridors properties.
- 87 permits were issued for residential repairs and alterations, with a construction value of \$977,521 and 23 permits were issued for repairs and alterations to commercial properties with a construction value of \$2,808,462.

#### **CITIZEN INSPECTION PROGRAM**

- The Citizen Inspection Program empowers citizens to take direct action to improve their neighborhoods by training volunteers to notify property owners to correct exterior code violations. If the violations are not corrected by a specified date, the citizen inspector turns the notification over to the Bureau of Codes. Thus far, 125 persons have been trained to be citizen inspectors since the program's inception. [update number as training occurs]

## HEALTH INSPECTIONS AND INITIATIVES

In 2009, the Health Officer:

- Investigated 6 confirmed cases of child lead poisoning reported to the Bureau, each property was successfully abated.
- Inspected 277 public eating and drinking establishments.
- Investigated 44 food service complaints.
- Continued the contract with the Family Health Council and the State Department of Health to fund sexually transmitted disease services to the teen and adolescent health clinics in Harrisburg. The Health Officer served as an intermediary to ensure coordination and communication within the school district.
- Attended meetings with various agencies that target health care issues, such as: the Dauphin County Safe Kids Coalition, Department of Public Welfare, Department of Education, the YMCA, Diversity in Healthcare Task Force and the Department of Health.
- The Health Officer revised the infection control policy to address issues that may arise regarding the H1N1 pandemic with such being distributed to all city employees.

## BUILDING PERMITS

- The Bureau of Codes issued 1,489 building permits for residential and commercial work, representing \$44,057,225 in construction costs.
- Building permits were issued for major projects, including:

Project	Construction Value
Harrisburg Authority 1662 S Cameron St	\$452,401
HACC 1 HACC Dr/1523 N 4 <sup>th</sup> St	\$5,143,414
Olcam Corporation 1171 S Cameron St	\$600,000
Pinnacle 205 S Front St	\$4,691,685
Third Street Development LP 1429 N 3 <sup>rd</sup> St	\$1,042,000
Strawberry Square 303-09 Walnut St	\$509,000
Bartlett, Traynor & London 1110 N 3 <sup>rd</sup> St	\$503,000
Penn Rep Home Inc 112 State St	\$1,385,845
Megs Realty Inc 537 S 17 <sup>th</sup> St	\$634,900
3003 N Front St Associates 3003 N Front St	\$900,000
Campus Square Partners 1426 N 3 <sup>rd</sup> St	\$849,000
Dauphin County Gen. Auth. 555 Walnut St	\$807,292
Harrisburg Housing Auth. 1201 Cumberland St	\$1,600,138
<b>Total</b>	<b>\$19,118,675</b>

### **HOUSING CODE BOARD OF APPEALS**

- The Building and Housing Code Board of Appeals board members in 2009 were Robert Fritz, James McCamey, David Wise, Carolyn Keyes, and Dudley Smith, with James Cowden serving as the board's solicitor.
- The board heard no cases during the year.

### **HEALTH BOARD**

- The Health Board members were Frederika McKain, and Rebecca Emerick. The Health Officer was the liaison for the board.
- The board heard no appeals this year.

### **PLUMBING BOARD**

- The Plumbing Review Board issued 890 licenses. Board members were Charles Kellar, Darryl Restagno, and John Brinjac.
- No appeals or licensing issues were presented during this reporting year.

### **ELECTRICAL BOARD**

- The Electrical Code Advisory Board issued 1,352 electrical licenses. Board members were Dudley Smith, Michael Duval, Kevin Baum, Bruce Hartman, James McKamey and Timothy Kurland.
- No appeals or licensing issues were present during this reporting year.

### **STAFF DEVELOPMENT**

The Bureau of Codes staff participated in the following training opportunities:

- Plumbing Plan Review
- Structural Details
- Mechanical Code Essentials
- Residential Deck Design, Construction and Inspection
- Accessibility and Usability Codes
- Energy Essentials
- Fuel and Gas Essentials
- Multi-Family Housing
- Residential Inspections
- Braced Wall Systems

# FINANCIAL ANALYSIS SUMMARY

## 2009 BUDGET

2009 Expenditures	Budget	Actual
<b>0134 Office of the Director</b>		
Personnel Services	\$82,151.00	\$81,985.00
Operating Expenses	\$4,211.00	\$1,128.00
Capital Outlay	0	0
<b>Totals</b>	<b>\$86,362.00</b>	<b>\$83,113.00</b>
<b>0135 Bureau of Planning</b>		
Personnel Services	\$185,302.00	\$186,250.43
Operating Expenses	\$22,467.00	\$18,519.88
Capital Outlay	0	0
<b>Totals</b>	<b>\$207,769.00</b>	<b>\$204,770.31</b>
<b>0137 Bureau of Codes</b>		
Personnel Services	\$574,146.00	\$539,901.43
Operating Expenses	\$63,650.00	\$47,348.62
Capital Outlay/Non-expend. Items	0	0
<b>Totals</b>	<b>\$637,796.00</b>	<b>\$587,250.05</b>
<b>Total Department of Building &amp; Housing Development<sup>3</sup></b>		
Personnel Services	\$841,599.00	\$808,136.86
Operating Expenses	\$90,328.00	\$66,996.50
Capital Outlay	\$	0
<b>Total Expenditures</b>	<b>\$931,927.00</b>	<b>\$875,133.36</b>

2008-2009 Expenditures <sup>4</sup>	Budget	Actual
<b>Bureau of Housing (Federal Entitlement Fund)</b>		
Personnel Services	\$685,578.25	\$679,784.00
Operating Expenses	\$62,900.00	\$53,685.00
Capital Outlay	n/a	n/a
<b>Total</b>	<b>\$748,478.25</b>	<b>\$733,469.00</b>

<sup>3</sup> Excludes Bureau of Housing's direct (service delivery) costs for federal, state and other grant programs.

<sup>4</sup> October 1, 2008 – September 30, 2009

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**DEPARTMENT OF BUILDING & HOUSING DEVELOPMENT**  
**2009 REVENUE**

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**BUREAU OF HOUSING**

Community Development Block Grant Program (CDBG).....	\$2,082,165
Emergency Shelter Grant Program (ESG).....	\$91,700
Home Investment Partnerships Program (HOME) .....	\$628,317
CDBG Program Income (PY 2009 – 2010) .....	\$449,093.43
HOME Program Income (PY 2009 – 2010) .....	\$20,220.36
Pennsylvania Department of Health, Lead Hazard Control Grant.....	\$263,150
<b>Total Bureau of Housing Revenue.....</b>	<b>\$3,534,645.79</b>

**BUREAU OF PLANNING**

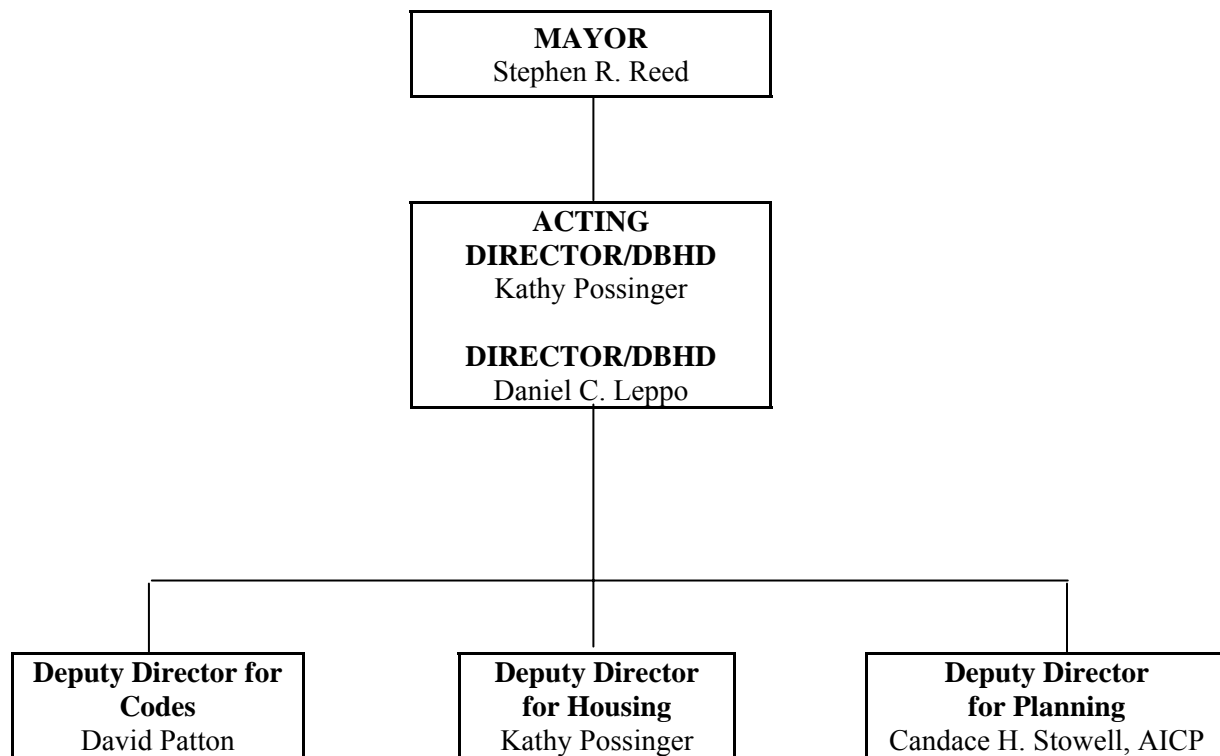
Zoning Hearing Board Fees .....	\$12,285
Planning Fees and Publication/Map Sales .....	\$6,600
Harrisburg Housing Authority .....	\$25,000
<b>Total Bureau of Planning Revenue.....</b>	<b>\$43,885</b>

**BUREAU OF CODES**

Buyer Notification Applications (1,223 applications for 2,067 units).....	\$69,075
Building Permits (1,489).....	\$361,309
Electrical Permits (733) .....	\$80,556
Fire Prevention Code Permit (187) .....	\$23,489
Zoning Permits (1,716) .....	\$53,989
Demolition Permits (49) .....	\$13,159
Electrical/Plumbing License Renewals (2,242) .....	\$212,120
Health Licenses (1,027) .....	\$62,265
Rental Inspection (Units) Applications (1,223 applications for 2,067 units)	\$28,160
Rooming House Permits (19).....	\$1,055
Dumpster Permit Fees (76) .....	\$3,825
Low Voltage Electrical Permits (31) .....	\$5,513
Special Permit Fees.....	\$1,567
Flood Plain Certifications .....	\$1,771
DJ Code Fees/Fines.....	\$47,987
<b>Total Bureau of Codes Revenue .....</b>	<b>\$965,840</b>

**Total DBHD Revenue .....** **\$4,554,370.79**

# DBHD ORGANIZATIONAL CHART



1	Assistant Codes Administrator	2	Project Directors	2	Urban Planners
1	Health Officer	3	Project Managers	1	Zoning Officer
5	Codes Enforcement Officers	2	Rehabilitation Specialists		
1	Plumbing Inspector	1	Grants Officer		
2	Administrative Assistants	2	Administrative Assistants		
1	Clerk Typist/Data Entry	1	Wage & Labor Enforcement (Contract Employee)		
1	Secretary	1	Vacant HUD LEAD Nurse (Contract Employee)		
2	Vacant Codes Enforcement Officers	1	Project Officer		
1	Vacant Electrical Inspector	1	Vacant Project Officer		

## 2009 STAFF POSITIONS

Office of the Director		Date of Employment
Daniel C. Leppo	Director, Dept. of Building & Housing Development	09-20-1993 ( <i>resigned 12/04/09</i> )
Kathy Possinger	Acting Director, Dept. of Building & Housing Development	11-12-2002
<b>BUREAU OF HOUSING</b>		
Kathy Possinger	Deputy Director for Housing	11-12-2002
Edward Culton	Rehabilitation Specialist	02-23-1976
Donza Cobb	Project Manager	04-20-2009
Carol Lark	Wage & Labor Enforcement	Contract employee
Darrell Livingston	Project Director for Construction	09-21-1998
Kari Reagan-Bushey	Project Manager	11-01-2004
Judith Roman	Administrative Assistant	05-22-1978
Florinda Smith	Administrative Assistant	02-04-1980
Mark Stone	Project Director for Asset Management	07-02-2001
Donald Sweger	Rehabilitation Specialist	04-22-1980
Steven Thompson	Project Manager	11-16-1981
Abbey Wagman	Project Officer	05-27-2009
Eliz Wimmer	Grants Officer	04-22-09
<b>BUREAU OF PLANNING</b>		
Candace H. Stowell, AICP	Deputy Director for Planning	08-04-2008
Jennifer Boyer	Zoning Officer	11-19-2007
Beth Ellis	Urban Planner II	09-03-2002
Craig Peiffer	Urban Planner II	01-22-2008
Antoine Buie	Intern	Summer Semester
Erin Newcomer	Intern	Summer Semester
Sara Wolfe	Intern	Summer Semester



<b>BUREAU OF CODES</b>		
David E. Patton	Deputy Director for Codes	07-17-1995
Arden T. Emerick	Assistant Codes Administrator	12-4-2000
Jasmine Belser	Administrative Assistant	10-14-2008
Mary Bellamy	Administrative Assistant II	12-11-1978
William Garber	Codes Enforcement Officer	02-16-1999
Joseph Farrell	Codes Enforcement Officer	06-27-1994
Charles Jenakovich	Codes Enforcement Officer	08-17-1987
Heather Kreeger	Health Officer	08-06-2007
Darryl Restagno	Codes Enforcement Officer	08-12-2002
Anne Montgomery	Codes Enforcement Officer	03-19-2007
Patricia Stewart	Clerk Typist/Data Entry	09-16-1980
Betty Thompson	Secretary	06-16-1980
Joseph Vajda	Codes Enforcement Officer	08-17-1987

## BOARDS AND COMMISSIONS

### DBHD PROVIDES STAFF SUPPORT FOR THE FOLLOWING BOARDS:

Housing	Codes	Planning
<ul style="list-style-type: none"> <li>Vacant Property Reinvestment Board (VPRB)</li> </ul>	<ul style="list-style-type: none"> <li>Building and Housing Code Board of Appeals</li> <li>Electrical Code Advisory Board</li> <li>Plumbing Review Board</li> <li>Board of Health</li> </ul>	<ul style="list-style-type: none"> <li>Harrisburg Planning Commission (HPC)</li> <li>Zoning Hearing Board (ZHB)</li> <li>Harrisburg Architectural Review Board (HARB)</li> </ul>

# PROFESSIONAL AND COMMUNITY MEMBERSHIPS

DBHD staff serves as members of the following boards, committees and organizations:

- 10,000 Friends of Pennsylvania Policy Advisory Council
- American Planning Association Pennsylvania Chapter
- American Planning Association
- Affordable Housing Trust Fund Advisory Board
- Assistance for Transportation: Emergency Management Agency
- Building Officials and Codes Administrators (BOCA)
- Commonwealth of PA Regional Housing advisory Council
- Community Building Campaign
- Capital Area Coalition against Homelessness, Coordinating Committee
- Capital Area Sanitation Association (CASA)
- Capital Area Transit (CAT) Planning Symposium
- Citywide Health Task Force
- Citizens Statewide Task Force on Vacant Property Reclamation
- Collaborative for a Healthier Harrisburg
- Dauphin County Collaborative Board
- Dauphin County HIP Public Health committee
- Dauphin County Health Improvement Partnership Board (a PA Dept. of Health sponsored program)
- Dauphin County STD/HIV Task Force
- Early Childhood Training Institute
- Elm Street Program Advisory Committee
- ENVISION Capital Region Government Foundations Team
- Greater Harrisburg Arts Council
- HACC Center for Technology & Arts Building Committee
- HACC Industrial Trades Advisory Committee
- Hamilton Health's HCAP Grant Steering Committee
- Harrisburg Area Transportation Study (HATS) Metropolitan Planning Organization
- Harrisburg Electrical Board
- Harrisburg Plumbing Board
- Harrisburg Redevelopment Authority
- Harrisburg Regional Chamber Leadership Harrisburg Area
- Harrisburg Rotary
- Harrisburg School District Safe Schools Health Students Steering Committee
- Historic Harrisburg Association
- Keystone Area Council Scoutreach Committee
- Latino Community Services Task Force
- Local Housing Options Team
- New Baldwin Corridor Coalition
- NAHRO - National Association of Housing and Redevelopment Organizations
- PAHRA - Pennsylvania Association of Housing and Redevelopment Authorities
- National Association of Local Boards of Health (NALBOH)
- National Trust for Historic Preservation
- Paxton Creek Watershed and Education Association
- Pennsylvania Association of Notaries (PAN)
- Pennsylvania Building Officials Conference (PENBOC)
- Pennsylvania Coalition Urban Codes Administrators
- Pennsylvania League of Cities and Municipalities Representative to the Pennsylvania Department of Agriculture Food Employee Certification Advisory Committee

- Pennsylvania Statewide Childhood Lead Poisoning Elimination Plan Work Group
- Preservation Pennsylvania
- Regional Housing Advisory Committee (a PA Dept. of Community & Economic Development sponsored program)
- Sanofi-Adventis Diabetes Grant Steering Committee (The Foundation for Enhancing Communities)
- Statewide Childhood Lead Poisoning Elimination Plan Working Group
- State Health Improvement Advisory Committee for South Central district of Pennsylvania Department of Health
- Tri-County Regional Planning Commission (TCRPC)
- Tri County Housing Board of Directors (Advisor)
- United Way Allocation Committee
- Urban Land Institute
- Vacant Property Reinvestment Board
- Walnut Street Corridor Study Task Force
- Weed and Seed Assistance for Impact Delegation (AID) Team
- 2010 Census Count Committee

